



70 Langton View, East Calder, EH53 0RA

RE/MAX Property

A Wonderful 4 Bedroom Detached Home with Garage

This fantastic property has been upgraded by the current owners and is a credit to them. It would make an ideal home for a family, couple or investor. Situated in an exclusive development, this family friendly locale is in the popular residential area of Langton View, East Calder, West Lothian, EH53 0RA and is ideally placed for a family and the commuter. Sharon Campbell and RE/MAX Property are pleased to bring this fantastic house to the market.

Comprising:

- Entrance Hallway
- Lounge
- Dining Room
- Kitchen
- Utility Room
- Living Level Shower Room
- 4 Bedrooms
- Family Bathroom
- Garage
- Front and Rear Garden
- Driveway

East Calder is a highly regarded village and is ideally situated for the commuter to Edinburgh and Glasgow. There is an excellent bus service which links the village with the Edinburgh City Centre, and it is easily accessible to the A71 and M8 motorway network, with the local train station at Kirknewton and Edinburgh airport within easy reach. The village has its own nursery and primary schools with a bus service transporting children to the high school at West Calder or St. Margaret's. There is a leisure centre and lots of local amenities, including a doctors' surgery, a dentist, a post office, a Tesco local, 2 Co-op mini supermarkets, hairdressers, a local pub and takeaways, a public park and surfaced football pitches. More facilities can also be found a few minutes away in the village of Mid Calder, with a short drive to Livingston which offers a wide range of shops in two main shopping centres and various retail parks.

****Early Viewing is Recommended****





Front Garden and Garage

The welcoming approach with spacious mono-blocked driveway offering ample space for off road parking. The garden has a grassed area with some mature planting. The garage 4.835m x 2.662m (15'10" x 08'08") has an up and over door with power and electricity installed. Access to the rear garden is through a side gate.

Entrance Hallway

The inviting entrance is accessed through a part glazed composite door, with decorative glass matching the adjacent glass panel, which allow lots of natural light to enter. The contemporary décor begins with neutrally painted walls and real wood flooring, which flows seamlessly through the ground floor. Cloakroom hanging space is available plus a large understairs cupboard provides lots of storage. A radiator, with cover, a smoke detector, power points, a telephone socket, a house alarm panel and two lots of ceiling lights complete this area.

Lounge

5.803m x 3.982m (19'00" x 13'00")

This stunning room provides a fabulous room for everyday living. Decorated with one feature wall, neutral tones to the remaining walls and real wood flooring. Windows to the front of the property allow in lots of natural light and there are two lots of ceiling lighting. The feature fireplace has an electric fire, stone surround and hearth. A radiator, with cover, a Hive thermostat, a television aerial socket, a smoke detector and power points are also included.

Dining Room

3.415m x 2.951m (11'02" x 09'08")

This delightful room is open plan from the lounge. Decorated with cream painted walls and real wood flooring. Two patio doors to the rear garden and bring in lots of natural light being enhanced by a ceiling light. A radiator and power points are also provided.

Kitchen

3.494m x 2.987m (11'06" x 09'09")

This splendid kitchen has many floor and wall mounted units with modern gloss frontages and feature lighting. The complimentary work surfaces, tiled splashbacks, plus designer glass splashback, real wood flooring, one feature wall and neutrally painted on the remaining walls, continue the contemporary decor. Included in the sale will be the large double electric oven, 5 ring gas hob, cooker hood, bottle fridge and dishwasher. There is space for a large upright fridge-freezer. The large sink unit is stainless steel and has a mixer tap. Windows to the rear of the property bring in natural light and are complemented by recessed ceiling downlights. An electric stove-style heater, a heat detector and power points complete the room.

Utility Room

2.641m x 2.501m (08'08" x 08'02")

This useful room can be accessed from the hallway, with an additional half glazed door providing access to the garden, plus a door to the garage. Several wall and floor mounted units are fitted. There is space for an under counter washing machine and tumble dryer. A stainless-steel sink with drainer and mixer tap. Decorated with light coloured work surfaces, white tiled walls and tile effect vinyl to the floor. There is a window to the rear, a carbon monoxide detector, a ceiling light and power points all provided.

Living Level Shower Room

2.373m x 1.635m (07'09" x 05'04")

Located on the ground floor, this superb room has been fitted to the highest of standards. The 'state-of-the-art' shower feature a ceiling mounted shower, with steam and sauna settings, plus a seat and speakers and a handheld shower hose – prepare to be amazed. Finished with tiling to the walls and floor with a window to the rear. The white suite comprises of a back to wall toilet and an inset sink, set within a vanity unit, with storage. A light up mirror, a shaver socket, an extractor, ceiling lighting and a black towel ladder radiator are also included.

Stairs and Landing

The carpeted stairs lead to the upper landing, where the real wood flooring continues, along with the neutral tones to the walls. A window to the side of the property allows in natural light and there is a two ceiling lights. A smoke detector, a power point and access to the attic complete this area.

Main Bedroom

3.204m x 3.310m (10'06" x 10'10") up to the wardrobes

This spectacular room has been finished with one feature wall and the remainder painted in a neutral colour with real wood to the floor. Windows overlooking the front of the property bring in natural light and there is a ceiling light. Two large built-in double cupboards provide excellent hanging and shelving space. A radiator and power points are included.

Second Bedroom

3.210m x 2.272m (10'06" x 08'11")

A fabulous room with real wood flooring, one feature wall and neutrally painted to the remaining walls. The windows to the front of the property allow in natural light and a ceiling light complements this. A built-in cupboard provides storage. A radiator and power points complete the room.

Family Bathroom

2.473m x 1.996m (08'01" x 06'05")

An impressive room which makes getting ready for the day a real treat. Completely tiled to the walls and floor, with a feature sparkle panel, the décor is very modern. A white back to wall toilet and a white inset sink, set with a vanity unit, provides storage, plus two additional cupboards. A white designer bath with handheld shower provides a great facility. A dramatic ceiling light adds character, along with the light up mirror. A grey towel ladder radiator and a window overlooking the rear finish the room.

Third Bedroom

3.289m x 3.184m (10'09" x 10'05")

A delightful room with real wood to the floor, one feature wall and the remainder painted white. The windows overlook the rear of the property and are complemented by the ceiling lighting. A double mirror fronted wardrobe provides storage. A radiator and power points are included.

Fourth Bedroom

3.240m x 2.318m (10'07" x 07'07")

A charming room with a fully fitted grey carpet to the floor and neutral tones to the walls. The windows to the rear of the property are enhanced by a ceiling light. A radiator and power point are supplied.

Rear Garden

This south-west facing garden benefits from the best the weather has to offer. Designed for family enjoyment, this lovely rear garden has a large, paved area perfect for relaxing and entertaining. A large area finished with grass, plus some planting in the border beds of trees, shrubs and flowering plants. There is fencing on all sides, plus a gate for access to the front of the property, creating a private space.

Additional Items

Tenure: Freehold. Council tax band F. Factor fee:

All fitted floor coverings, window blinds and kitchen items mentioned are included in the sale. Other items may be available in the sale or for separate negotiation. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 680098 or with Sharon Campbell direct on 07960 996670.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555.

INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960 996670 TODAY.

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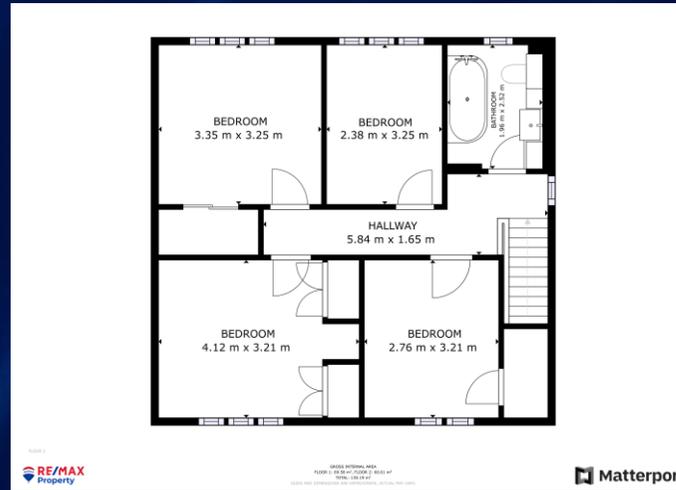
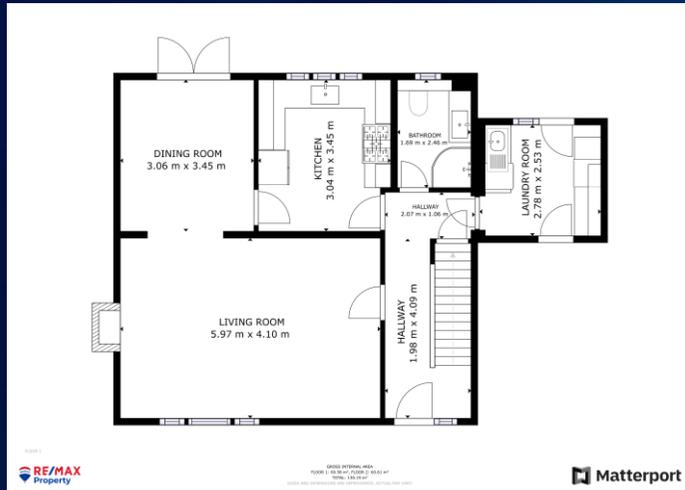
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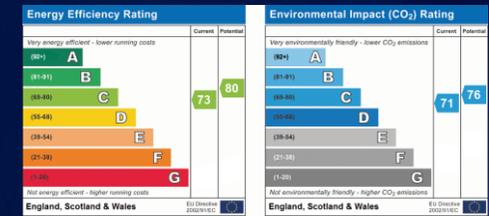


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What's Your Property Worth?



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