



93 Main Street, East Calder, EH53 0EP

REMAX®

## A Stunning 2 Bedroom Terraced House

This well-proportioned two-bedroom home provides comfortable accommodation with a practical internal layout. Sharon Campbell and REMAX Property are delighted to offer to the market this fantastic home on Main Street, East Calder, EH53 0EP.

Comprising:

- Entrance Hallway
- Lounge
- Dining Kitchen
- 2 Double Bedrooms
- Family Bathroom
- Garden to Rear

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 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 football pitches. The Almondell and Calderwood Country Park is close-by and offers a variety of walking paths. 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.





## Entrance Hallway

The welcoming entrance is filled with natural light from the window and the glazed panels in the door. The modern décor begins with white painted walls and contemporary wood-effect flooring. Practical storage is provided beneath the staircase, housing the washing machine and fuse board, along with additional wall-mounted storage and power points. A radiator, a ceiling light and a smoke detector complete this area.

## Lounge

### **3.836m x 3.543m (12'07" x 11'07")**

This well-proportioned room benefits from the continuation of the wood-effect laminate flooring and neutral décor from the hallway. An open fireplace has been carefully uncovered to reveal a charming fireplace, with tiling, grate, hearth, surround and mantelpiece, adding character to the room. A ceiling light, a smoke detector, a radiator, power points and a sliding barn-style door leading from the hallway. Two windows to the front aspect provide good levels of natural light.

## Dining Kitchen

### **5.663m x 2.436m (18'06" x 07'11")**

This bright room is finished with a continuation of the wood-effect flooring. The walls have been decorated with white metro-style tiles in the kitchen and neutrally painted in the dining area, which complements the pale blue fitted units with real wood worktops and silver hardware. Integrated appliances include a 5-ring gas hob with extractor hood, a double oven and built-in upright fridge freezer, along with a stainless-steel sink with drainer and integrated waste disposal unit. The room benefits from a fully glazed door providing access to the rear garden, two rear-facing windows allowing good natural light, a modern panelled ceiling with ceiling lighting and a heat detector. There is a useful breakfast bar and ample space for a sizeable table and chairs.

## Stairs and Landing

The décor continues with a carpet to the stairs and landing and white painted walls.

Additional features include ceiling lighting, a smoke detector and an access hatch to the loft.

## Main Bedroom

### **4.577m x 2.776m (15'00" x 09'01")**

This delightful room is finished with grey carpeted flooring and white painted walls, with half-height panelling to the far wall. The room benefits from two front-facing windows providing natural light, a ceiling pendant light, a radiator and power points. Storage is well catered for with a built-in double wardrobe and an additional over-stair cupboard.

## Bathroom

### **1.861m x 1.667m (06'01" x 05'05")**

This fabulous room features a crisp white three-piece suite including a 'P' shaped bath with a wall mounted electric shower, a close coupled toilet and a vanity wash-hand basin with storage below. Wet-wall panelling is fitted throughout, incorporating a grey feature panel, with a glazed rear-facing window providing natural light. The room is completed with ceiling lighting.

## Second Bedroom

### **3.650m x 2.852m (11'11" x 09'04")**

A well-proportioned room featuring grey carpeted flooring and neutral décor throughout. The room includes a built-in double wardrobe with an additional single storage cupboard. A ceiling pendant light, a radiator and power points are also provided. Two windows to the rear allow in ample natural light.

## Rear Garden

The open plan gardens to the rear allow for a peaceful retreat. Our garden comprises of a small triangular section close to the house.

## Additional Items

Tenure: Freehold. Council Tax Band: B. Factor Fee: Nil.

All fitted floor coverings, all window blinds and the integrated kitchen appliances mentioned are included in the sale. There is a modern efficient gas combi boiler located in the loft space and linked to a Hive central heating control system. 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 REMAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

## OFFERS

All offers should be submitted to: REMAX Property, REMAX House, 13b, 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.

## THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

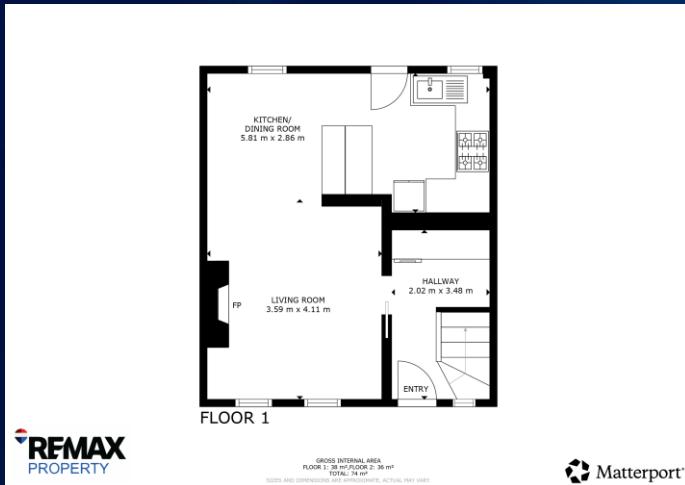
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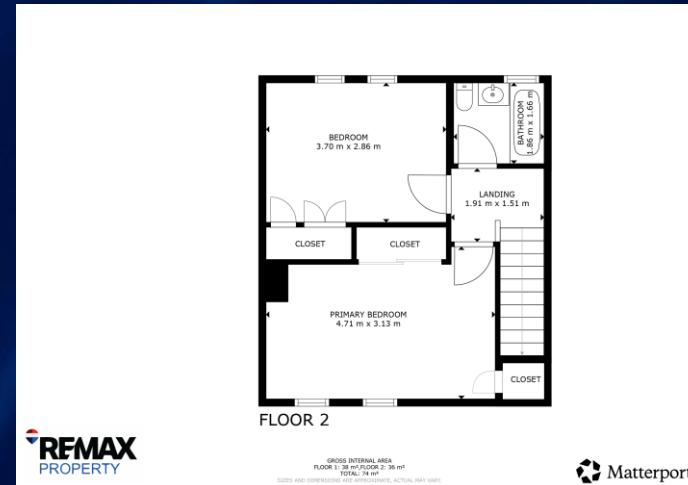
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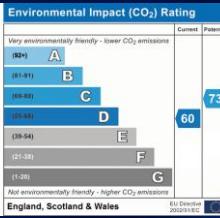
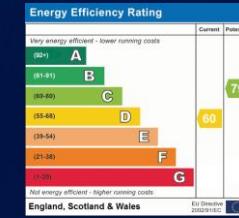


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