



46 Firbank Grove, East Calder, Livingston, EH53 0DY

 **REMAX**

**** A Fantastic 2 Bed Home with Garage ****

This delightful property is situated in a family friendly cul-de-sac and makes a perfect choice for a variety of needs. Situated in Firbank Grove, East Calder, EH53 0DY, this property is move-in ready and chain free, offering an ideal balance of comfort and practicality. With ample room for both living and working. Sharon Campbell and REMAX Property, are delighted to present this exceptional family home to the market.

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. 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.





Front Garden

The welcoming approach to the garden is mainly laid to lawn, with a paved pathway leading from the entrance gate to the front door. Bordered by fencing, the space offers a secure and low-maintenance outdoor area with potential to personalise or landscape further.

Entrance Vestibule

A bright and practical entrance vestibule finished with light laminate flooring and neutral décor. A glazed window to the side allows natural light to flow into the space, while the uPVC front door with decorative glazed panel provides both security and privacy. The area is complete with a ceiling spotlight fitting and a built-in cabinet discreetly housing the gas and electric meters, offering useful additional storage.

Lounge

4.729m x 3.628m (15'06" x 11'10")

A generously proportioned room positioned to the front of the property, offering excellent floor space for a full range of living room furniture. Finished with modern laminate flooring and painted walls, creating a cosy yet contemporary feel. A large front-facing window allows natural light to flood the space, complemented by a ceiling pendant light. A smoke detector, a radiator, multiple power points and an aerial socket are also provided.

Kitchen

4.022m x 3.600m (13'02" x 11'09")

A spacious and well-presented kitchen offering an excellent range of white shaker-style wall and base units, providing generous storage and complemented by solid wood-effect worktops and a white brick-style tiled splashback with contrasting black grout for a clean, contemporary finish. The room is laid with wood-effect laminate flooring and enhanced by ceiling downlights, creating a bright and modern feel. Integrated appliances include a built-in mid-height oven, a four-ring gas hob, a built-in fridge-freezer and an integrated dishwasher, plus a washing machine, which will all be included in the sale. A rear-facing window and half-glazed external door allow natural light to flow into the space and provide direct access to the garden. A radiator, a heat detector and multiple power points are supplied.

Stairs and Landing

The carpeted staircase leads to a well-presented upper landing, also carpeted and finished with neutral décor. Features include two recessed ceiling downlights, a smoke detector and access to the attic via a hatch. Additional storage is provided by a built-in cupboard.

Main Bedroom

3.620m x 3.126m (11'10" x 10'03")

A well-proportioned double bedroom positioned to the front of the property, finished with a sumptuous carpet to the floor and neutral décor. A large window overlooks the front aspect, allowing natural light to brighten the room, while a ceiling pendant light provides additional illumination. An impressive, extra-deep built-in wardrobe incorporates hanging rails, pull-out drawers and a walk-in section, offering excellent and versatile storage. A radiator and power points are included.

Second Bedroom

3.616m x 2.420m (11'10" x 07'11")

A good-sized room positioned to the rear and overlooking the garden. Decorated with carpet to the floor and white painted walls, creating a bright and neutral space ready for personalisation. A large window allows natural light to fill the room, while a ceiling pendant light provides additional illumination. Complete with a radiator and multiple power points.

Family Bathroom

2.634m x 1.468m (08'07" x 04'09")

A modern and well-presented room which has been fitted with a pedestal wash-hand basin and a back-to-wall toilet, complemented by a wall-mounted illuminated mirror. The suite features a bath with overhead electric shower and screen, along with a chrome heated towel radiator. Finished with wood-effect vinyl flooring, wall panelling to full height and a panelled ceiling incorporating downlights and an extractor fan, creating a clean and contemporary space.

Rear Garden and Garage

The rear garden is fully enclosed and arranged over two levels, featuring a paved pathway leading to a raised section at the rear. The garden is mainly laid to lawn with sleeper-bordered planting beds, offering space for landscaping or outdoor seating. A gate provides access to the rear, where there is a detached garage, adding valuable storage or parking.

Additional Items

Tenure: Freehold. Council Tax Band: C. No Factor Fee.

All fitted floor coverings, the kitchen items mentioned are all included in the sale. 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 418555 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.

PROPERTY MISDESCRIPTION ACT INFORMATION

Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate, prepared based on information provided by our clients. Nevertheless, the internal photographs may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Prospective purchasers should make their own enquiries - no warranty is given or implied.

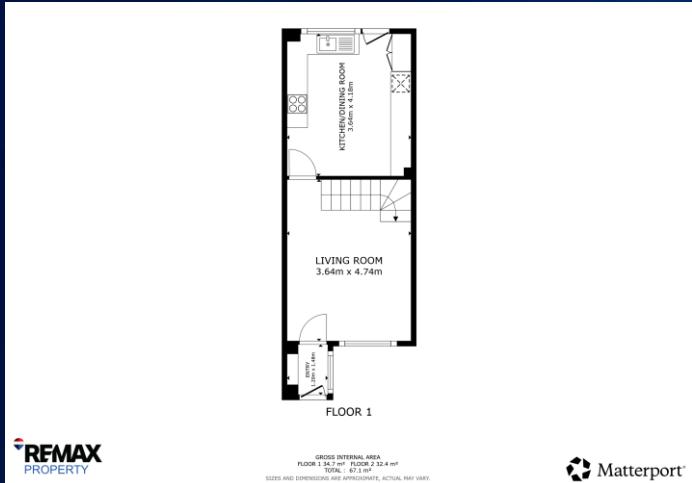






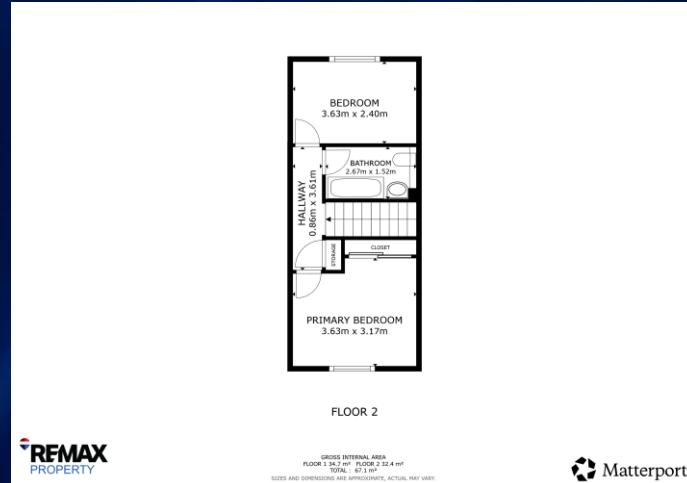
REMAX®

“Nobody in the world sells more property than RE/MAX”

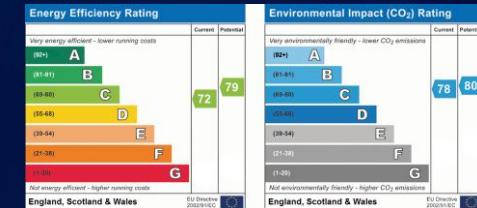


REMAX
PROPERTY

Matterport®



Matterport®



REMAX®

13b Fairbairn Road, Livingston, EH54 6TS

TEL: 01506 418 555 EMAIL: livingston@remax-scotland.homes

www.remax-livingston.net

[View on RE/MAX
Property Website](#)

[What's Your Property
Worth?](#)

[Click Here to Request
the Home Report](#)

Sharon Campbell
07960996670

sharoncampbell@remax-scotland.homes

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied. Covered by Consumer Protection from Unfair Trading Regulations 2008.