



99 Parkhead Crescent

West Calder EH55 8BE

Offers from £169,999

Caesar & Howie
Solicitors & Estate Agents



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An excellent home which will suit a variety of buyers is offered from this well proportioned, two bedroom ground floor flat. The property is set within a well established residential location which is within easy reach of all local amenities, schools, and excellent road and rail links make it ideal for the commuter. It further benefits from a modern shower room, ample storage and extensive front and rear garden. Ample on street parking is available nearby. Early viewing is highly recommended to fully appreciate this property and its position. Early/flexible entry is available with no onward buying chain involved.

- Entrance vestibule & hallway
- Spacious lounge
- Kitchen
- Two bedrooms
- Modern shower room
- Gardens
- GCH & DG
- Council Tax Band: A
- Energy Efficiency Rating: TBC

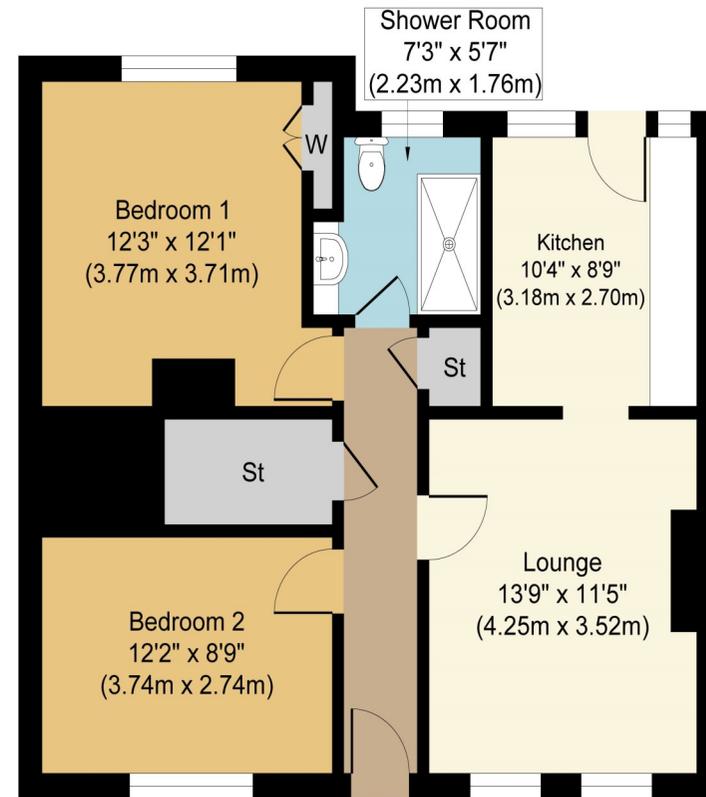
Extras: All floor coverings, blinds and light fittings. White goods in kitchen, no warranties or guarantees will be provided.

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email mam@caesar-howie.co.uk



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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