



60 Main Street, East Calder

£260,000



60 Main Street

East Calder, Livingston

Spacious upper flat in East Calder with period features, countryside views, three versatile rooms, communal garden and ample on-street parking.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Hallway

13' 9" x 7' 3" (4.18m x 2.22m)

A large and welcoming hallway, accessed via a full glazed entrance door that allows natural light to flow through the space. Finished with fresh décor and fitted carpet, the hallway features high ceilings and a central set of spotlights. There is space for free-standing furniture, and the hallway provides access to all rooms within the property.

Lounge

16' 7" x 13' 0" (5.06m x 3.96m)

The spacious lounge is a bright and inviting living area, featuring a large rear-facing window with lovely countryside views. High ceilings, complete with decorative cornicing, enhance the spacious feel, while fresh décor and fitted carpet create a warm and comfortable setting. There is ample room for free-standing furniture, along with a recessed area ideal for a dining table and chairs. Additional features include a traditional Edinburgh press-style shelving unit, a generous storage cupboard, and a feature fireplace set on a slate hearth with an authentic electric flame fire, providing an attractive focal point.

Kitchen/Diner

16' 11" x 10' 9" (5.16m x 3.27m)

A spacious and well-appointed kitchen/diner, featuring a large rear-facing window with lovely countryside views, allowing for plenty of natural light. Finished with tiled flooring and high ceilings, the space combines character with practicality. The kitchen area is fitted with a stainless steel sink and drainer, integrated oven and five-ring gas hob, along with splashback tiling in keeping with the property's traditional style. Spotlights to the kitchen and a feature hanging light over the dining area enhance the overall feel. Further benefits include a breakfast bar, decorative shelving, and ample space for a larger dining table and chairs. A dishwasher, washing machine and fridge/freezer are also included, gifted by the current owner.



Bathroom



Bathroom

7' 6" x 5' 6" (2.29m x 1.68m)

A well-appointed bathroom featuring an opaque rear-facing window, allowing for natural light while maintaining privacy. Finished with tiled flooring and marble-effect tiled splashback, the space is both stylish and practical. The suite comprises a bath with taps and an over-bath shower with rain head and glass screen, alongside a white pedestal sink, vanity WC and a feature mirrored wall cabinet. A modern vertical radiator and central spotlights complete the room, while decorative shelving adds a practical touch. The overall design remains in keeping with the property's original character, offering a charming blend of traditional style and modern convenience.

Bedroom One

13' 0" x 12' 3" (3.96m x 3.74m)

A bright and airy room, benefitting from a large front-facing window that allows for plenty of natural light. The space is tastefully presented with fresh décor and fitted carpet, while high ceilings with decorative cornicing enhance the overall sense of space. There is ample room for free-standing furniture, complemented by attractive decorative shelving. A walk-in wardrobe with hanging space and shelving provides excellent storage.

Bedroom Two

13' 1" x 12' 5" (3.99m x 3.79m)

A well-presented room featuring a bay-style front-facing window that allows for plenty of natural light. Finished with fresh décor and fitted carpet, the space offers ample room for free-standing furniture. The room also benefits from a useful storage cupboard and retains charming original character features, adding to its overall appeal.





Bedroom Three

9' 10" x 7' 3" (3.00m x 2.22m)

A bright and versatile room featuring a large bay-style front-facing window, allowing for an abundance of natural light. Presented with fresh décor and fitted carpet, the space offers room for free-standing furniture and retains original features. This versatile room is well-suited as a single bedroom, nursery or home office, offering flexibility to suit a range of needs.

Vestibule

5' 10" x 3' 5" (1.78m x 1.03m)

A welcoming vestibule entered via a large wooden door with a glazed panel above, allowing for additional natural light. Finished with fresh décor and tiled flooring in keeping with the property's style, the space is both practical and well presented. There is room for coats and jackets, with a central light completing the area.

Porch

7' 8" x 4' 0" (2.33m x 1.21m)

A charming fully enclosed porch, accessed via French doors and surrounded by glazing, creating a bright and relaxing space. Finished with tiled flooring in keeping with the rest of the property and complemented by a wall light, the area is both practical and inviting. There is space for a bistro table and chairs, making it the perfect spot to sit and enjoy the gorgeous countryside views.





COMMUNAL GARDEN

The property benefits from access to a well-maintained communal garden, approached via a red chipped walkway leading from the main street. The outdoor space features paving, a stone wall detail and bordered areas suitable for planting. A shared lawn area provides additional outdoor space, ideal for enjoying the surroundings.

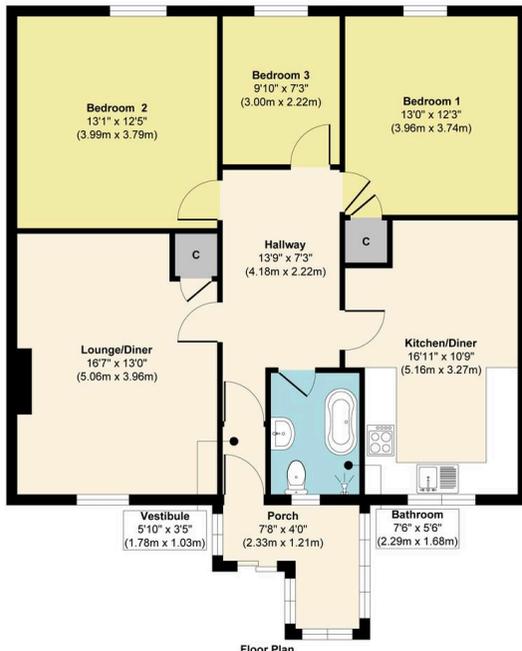
ON STREET

1 Parking Space

On-street parking is available nearby.



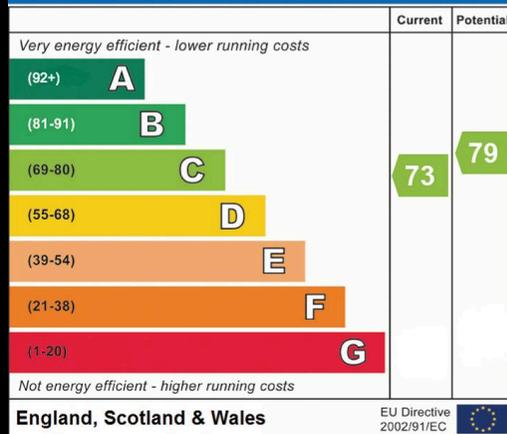
60 Main Street, East Calder, Livingston, EH53 0EX



Approx. Gross Internal Floor Area 969 sq. ft / 90.10 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

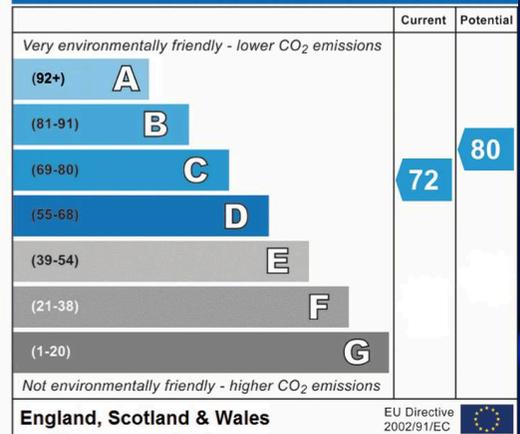


England, Scotland & Wales

EU Directive 2002/91/EC



Environmental Impact (CO₂) Rating



England, Scotland & Wales

EU Directive 2002/91/EC





RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741 • info@remax-linlithgow.net • www.remax-scotland.net/estate-agents/linlithgow

