



2 Limebank Park

East Calder, EH53 0QU

Fixed Price £65,000



Situated within a desirable area of East Calder and offering good potential for those buying their first home, this ground floor studio apartment is offered to the market as a chain free sale. Located in Limebank Park, the property forms part of a modern residential development that provides a peaceful setting that is within easy reach of local amenities. Further travel to Edinburgh and Livingston is convenient with a nearby link to the A71, with a rail link found in neighbouring Kirknewton.



Description

The property offers compact accommodation well suited to single buyers working on a budget, whilst similarly posing an attractive rental investment for buy to let landlords with a yield of approx. 10%. A degree of cosmetic upgrading would be anticipated whilst with a little creativity there is potential to create a single bedroom by a small tweak to the layout. The current offering includes a bedroom/living area alongside a fitted kitchen and modern shower room, whilst a handful of cupboards offer storage of everyday essentials. Gas central heating and double glazing are further practical comforts, with allocated parking found in the residents car park outside the property alongside communal garden grounds.

Location

Located approximately 13 miles to the west of Edinburgh, the sought after and expanding village of East Calder offers an excellent base for commuting into the city via easy access to both the M8 and A71. A train station at nearby Kirknewton runs on the Waverley to Glasgow Central line, with Edinburgh Airport found within 9 miles drive. Within the village is a variety of shops, restaurants and other reliable everyday services. Three primary schools are available in East Calder with the town falling under catchment for West Calder High and St. Margarets in Livingston. The nearby Almondell and Calderwood Country park provide countryside walks and trails providing the opportunity to explore nature and wildlife.

Entrance Hall 4'1" x 3'1" (1.25m x 0.94m)

Living Room 16'7" x 11'3" (5.08m x 3.43m)

Kitchen 9'7" x 5'10" (2.93m x 1.79m)

Shower Room 6'6" x 4'10" (1.99m x 1.48m)

Key Info

Home Report Valuation: £65,000

Total Floor Area: 30m² (325 ft²)

Parking: Allocated & Visitor

Heating System: Gas

Council Tax: A - £1291.57 per year

Rental Estimate: circa £550pcm (10% yield)

EPC: C

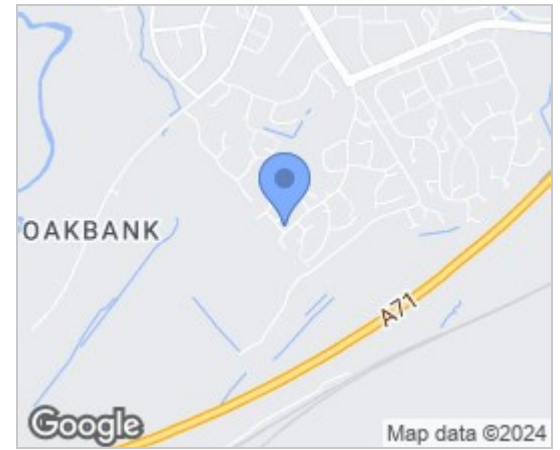
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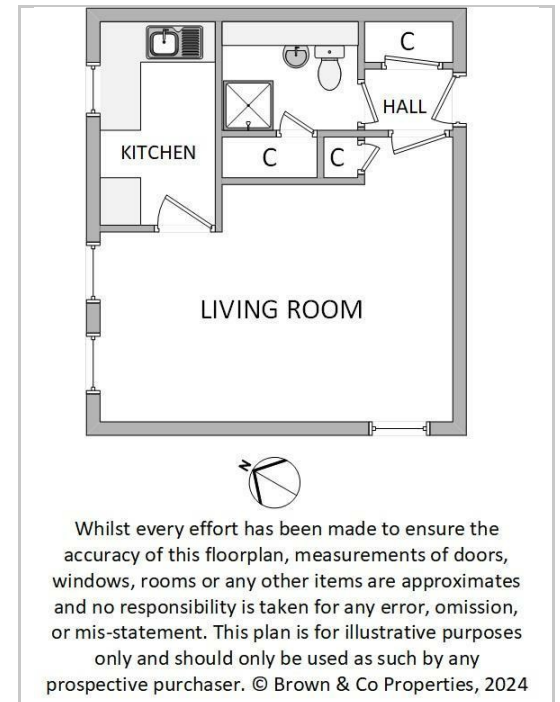
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Area Map



Floor Plans



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Energy Efficiency Graph

