



# 9 Limefield Road

West Calder EH55 5BQ







## Property Summary

Situated on West Calder's Main Street, this two-bedroom flat comes with bright, and spacious living accommodation. It is a house with traditional features - such as high ceilings and mouldings - which has been modernised to a degree but has much more potential. The home boasts a southeast-facing living and dining room - with a fireplace - and kitchen. There are two spacious double bedrooms, as well as a study which could be converted into a small nursery. There is also a large shower room which is big enough to accommodate a bath again if desired. Outside the home, the property benefits from easy access to a wealth of excellent amenities. The Local primary and secondary schools are three and ten minutes walk away respectively, while the train station is located directly opposite the house - a mere one minute walk - where trains to Glasgow and Edinburgh run frequently, ideal for commuting. There is a range of local shops and services including convenience stores, coffee shops, chemists, hairdressers and butchers with the local library next door to the property.

Extras: all fitted floor and window coverings, light fittings and integrated/freestanding kitchen appliances are included in the sale.

## Property Features

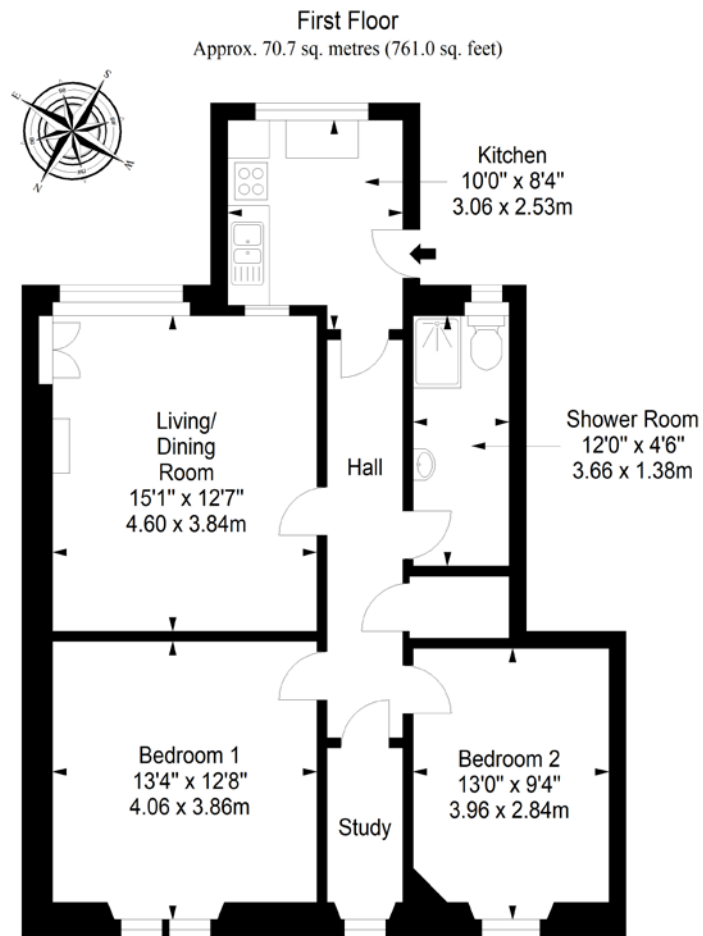
- Appealing first-floor flat in a traditional stone building
- Outstanding location on Main Street
- Within walking distance of green space and transport links
- Traditional interiors throughout with some modern upgrade
- Entrance hall with storage
- Southeast-facing living/dining with a fireplace
- Bright and sunny south-facing kitchen
- Two spacious double bedrooms
- Versatile study area
- Spacious shower room large enough to accommodate a bath
- GCH and double glazing
- EPC - D







# Floorplan



Total area: approx. 70.7 sq. metres (761.0 sq. feet)

## All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106