



68 Calder Road

Livingston, West Lothian, EH54 9AD



Property Summary

Introducing a main-door two-bedroom upper villa which provides buyers with modern interiors presented in move-in condition. It enjoys a sought-after blank canvas throughout, and further boasts a fashionable kitchen and three-piece bathroom. It also has the advantage of a south-facing aspect and a mature rear garden that is well-kept and private to the property. In addition, the home has an excellent location in popular Livingston, with proximity to idyllic woodland walks, as well as amenities, schools, and transport links – perfect for a wide variety of buyers.

Extras: all fitted floor and window coverings, light fittings, gas cooker, fridge/freezer, dishwasher, and washing machine to be included in the sale.

Property Features

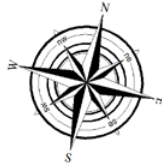
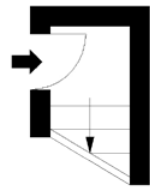
- Upper villa in excellent decorative order
- Desirable location in Livingston
- Neutral decoration throughout
- Private main-door entrance
- Naturally-lit hall with storage
- South-facing living/dining room
- Modern, well-appointed kitchen
- Two double bedrooms with storage
- 3pc bathroom with overhead shower
- Private gardens to the back and side
- Private summerhouse and garden store
- Unrestricted on-street parking bays
- Gas central heating and double glazing
- EPC Rating - D



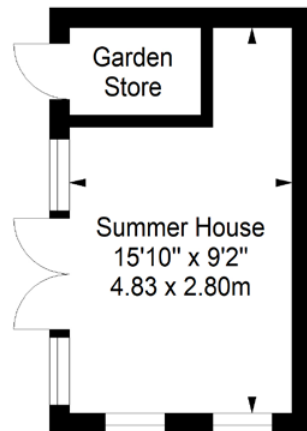


Floorplan

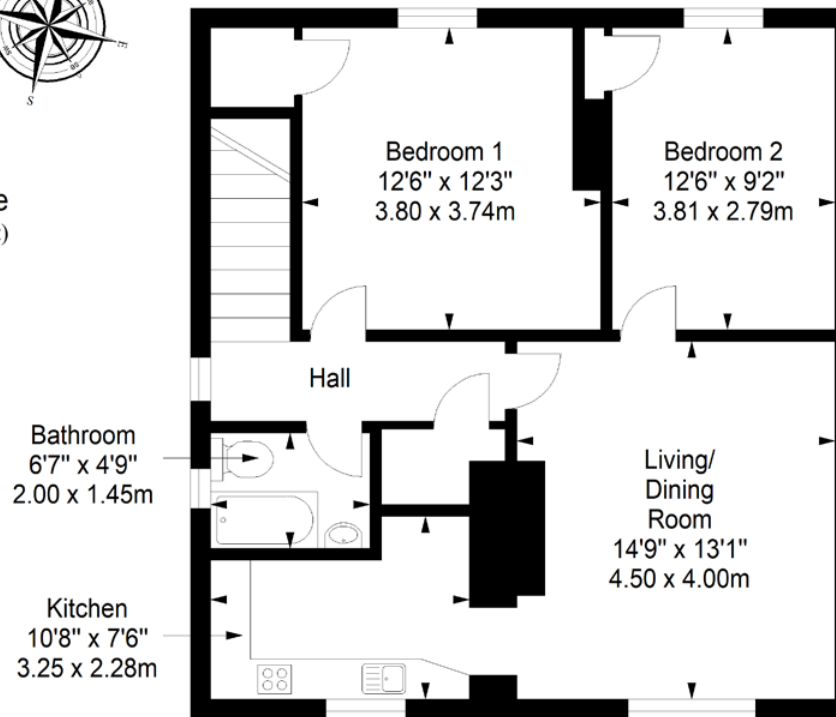
Ground Floor
Approx. 1.7 sq. metres (18.3 sq. feet)



Summer House/ Garden Store
Approx. 13.5 sq. metres (145.3 sq. feet)



First Floor
Approx. 66.3 sq. metres (713.7 sq. feet)



Total area: approx. 81.5 sq. metres (877.3 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