



36 Seven Wells Crescent  
East Calder, EH53 0GT

**Deans**   
Solicitors & Estate Agents LLP



## SEMI DETACHED HOUSE

- Living Room
- Kitchen/Dining Room
- Three Double Bedrooms (one en-suite)
- Bathroom
- Separate W.C.
- Private Front & Rear Gardens
- Driveway
- EPC Rating – B



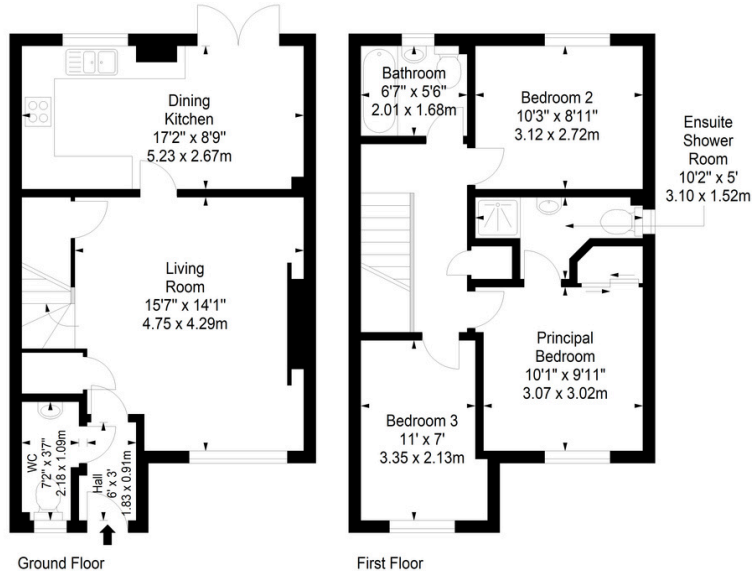
The immaculately presented semi-detached house is situated in East Calder, a popular village in West Lothian. There are convenient amenities locally and nearby Livingston offers a wider range of supermarkets, high street retailers and leisure facilities. The motorway network is easily accessible and Uphall Train Station offers links to Edinburgh and Glasgow. The accommodation on the ground floor comprises; welcoming hallway with W.C., spacious living room and stylish kitchen with space for a table and chairs and French door to the rear garden. There are three good-sized double bedrooms on the first floor, one with built-in wardrobe and an en-suite shower room, and family bathroom with shower over bath. Externally, there are well-maintained private gardens to the front and rear and a driveway provides convenient off-street parking. The property features double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, washing machine, dishwasher and light shades. All included appliances are sold as seen with no warranty provided.



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East Calder,  
Livingston,  
West Lothian, EH53 0GT



Approx. Gross Internal Area  
917 Sq Ft - 85.19 Sq M  
For identification only. Not to scale.  
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

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