



Description

2-Bedroom Semi-Detached Home with Fantastic Potential

An excellent opportunity to create your ideal home, this two-bedroom semi-detached property is full of potential and ready for someone to make it their own. While in need of a little TLC and modernisation, the property offers a solid layout, generous room sizes, and great scope to add value.

The accommodation includes a bright lounge, kitchen, two bedrooms, and a family bathroom, with a private garden providing outdoor space to enjoy or further develop.

Situated in a popular residential area close to local amenities, schools, and transport links, this property is ideal for first-time buyers, investors, or those looking for a project with promise.

The property comprises of:

- Vestibule
- Spacious Lounge
- Kitchen/diner
- Two double bedrooms with fitted wardrobes
- Family shower room
- Private Rear garden
- Large Driveway

Call now to arrange a viewing 01506 414568



LOCATION

East Calder is a small village situated to the East of Livingston, approximately fifteen miles west of Edinburgh and thirty miles east of Glasgow making East Calder an ideal commuter base. Within East Calder, there is shopping for everyday requirements, a local post Office, doctors' surgery, dentist and a small number of public houses. There are two local primary schools of good repute and secondary schooling available in Livingston and West Calder. For the commuter, easy access can be gained to the main motorway networks linking Glasgow, Edinburgh and beyond. There are excellent bus services and a number of mainline railway stations nearby connecting throughout the central belt. Close by Livingston features one of the largest indoor shopping and leisure complexes in Scotland, offering around 155 shops, VUE multiplex cinema, a gym, bars, restaurants, and cafés catering for many recreational requirements.

