



31 Main Street

West Calder EH55 8BY

Offers Over £129,995

Caesar & Howie

Solicitors & Estate Agents



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This is an excellent and rare opportunity to purchase a traditional sandstone terraced villa, set in the heart of this popular town and with amenities on the doorstep. It has been recently upgraded/modernised/decorated/carpeted, yet retains much original character and traditional features. Ideally suit first time buyer, or for downsizing perhaps. Thriving town centre shops, amenities, public transport, mainline rail station (Glasgow—Edinburgh line) and commuting links are all easily accessible. Situated only approx. 3 miles west of Livingston, with its thriving retail, recreational and entertainment facilities. Flexible entry. No onward chain. Early viewing essential to avoid disappointment.

- **Entrance hall/storage**
- **Spacious & bright lounge/dining**
- **Newly installed kitchen**
- **New well appointed bathroom**
- **Master bedroom/walk-in wardrobe**
- **Second bedroom**
- **Gas Central Heating & Double Glazing**
- **Fibre Broadband**
- **Fully enclosed front & rear gardens**
- **On street parking/ public car park nearby**
- **Council Tax Band B**

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email kma@caesar-howie.co.uk

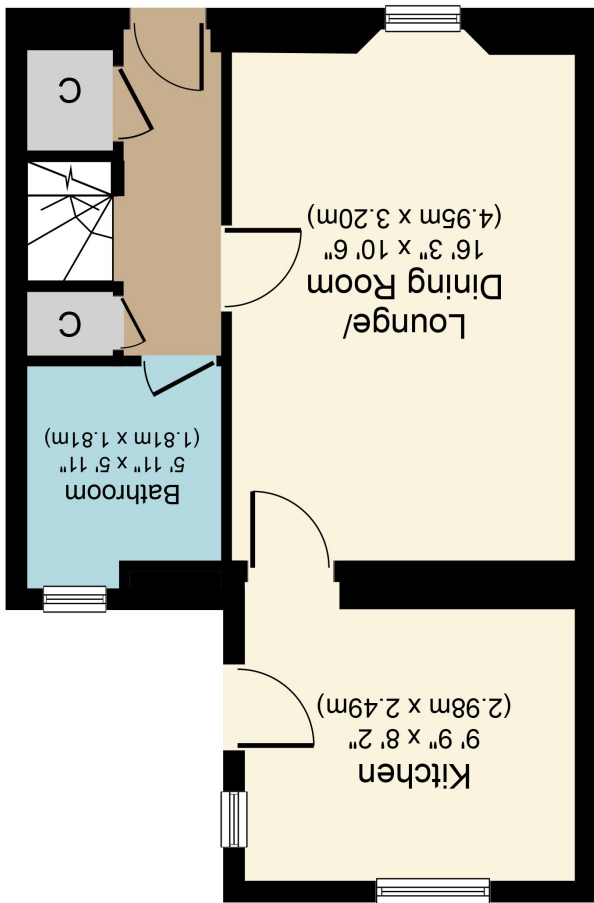


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ground Floor



First Floor

