

121 Langton Road, East Calder, EH53 0BP



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Description

Particularly appealing 3-bed semi-detached villa with larger than average private gardens, forming part of a popular modern development, within easy reach of excellent amenities and good transport links. This attractive property offers comfortable and well planned accommodation on two floors and represents an ideal home for a single person, couple or small family.

- Hallway with storage
- Living/dining room with patio doors to rear garden
- Well appointed kitchen
- Downstairs WC
- Master bedroom with fitted wardrobes and en-suite shower room
- Two further bedrooms, one with built-in wardrobes
- Principal bathroom with contemporary white suite having a shower over bath
- Gas central heating and double glazing
- Generous and sunny enclosed rear garden extending to the side
- Allocated parking space

Extras

Extras included in sale are all light fittings and blinds, curtains in living room, cooker, hob and hood. Shed at rear of property

Factor

The development is factored by Spiers Gumley for approx. £90 per quarter according to the vendor. This includes maintenance of communal areas.

EPC Rating: B

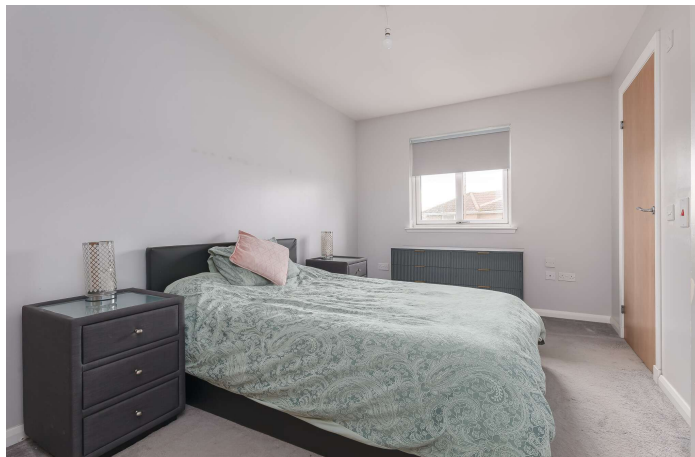


Location

East Calder is a small established town forming a group of residential communities to the south-east of Livingston. The town has all the amenities and facilities expected and is popular with commuters because of its close proximity to the A71 and M8/M9 for travel throughout the central belt. Rail services are available from the nearby Kirknewton station, approximately 1.7 miles away. Nearby Livingston, the largest town in West Lothian, has an excellent range of shopping and recreational facilities, including the renowned Livingston Centre and Livingston Designer Outlet, along with extensive local shopping and a range of supermarkets. There is also an excellent choice of sports and leisure pursuits including swimming pools, golf courses, libraries, a multi-screen cinema, whilst the property is also ideally located to take advantage of Almondell & Calderwood Country Park offering beautiful woodland walks.

Price and Viewing

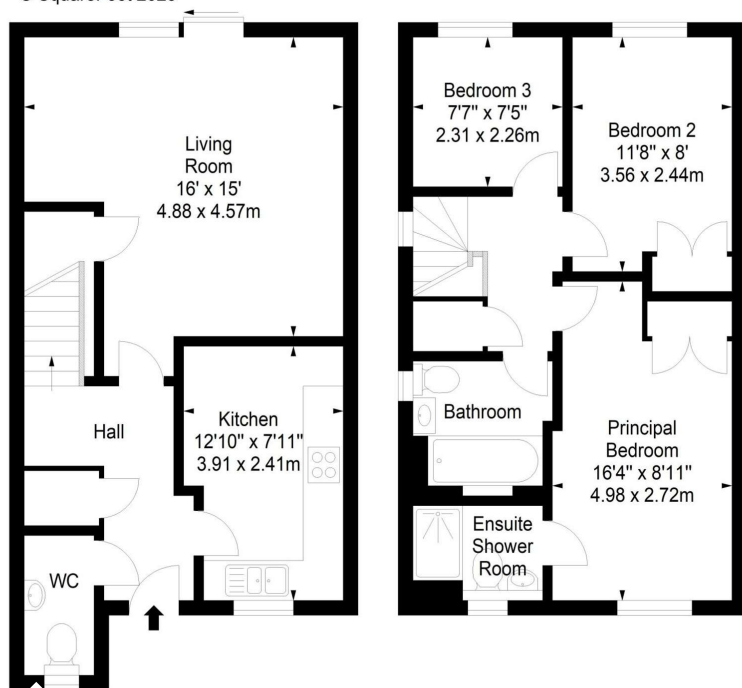
For price and viewing information or further details on this property please contact us on 0131 557 3188.



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East Calder,
Livingston,
West Lothian, EH53 0BP

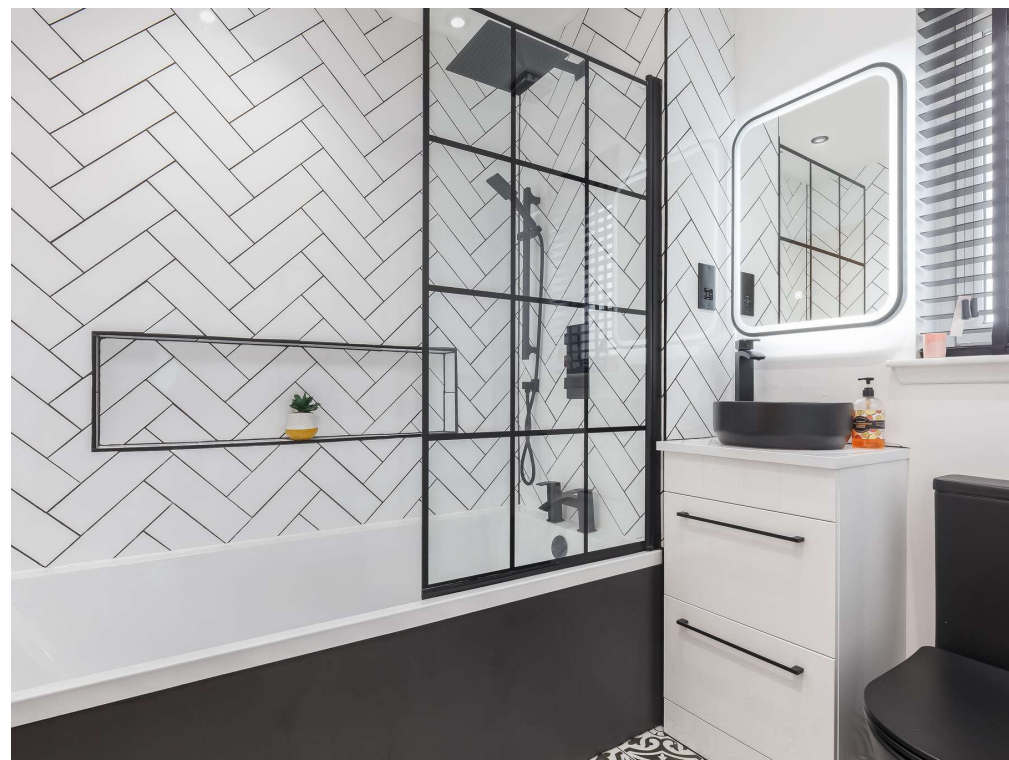


Approx. Gross Internal Area
917 Sq Ft - 85.19 Sq M
For identification only. Not to scale.
© SquareFoot 2025



1st Floor

First Floor



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

espc