



111 Langton Road, East Calder

Fixed Price £249,000

111 Langton Road

East Calder

Welcome to 111 Langton Road, a truly immaculate three-bedroom semi-detached home built by renowned developers Walker Homes, perfectly positioned in a highly sought-after development in East Calder.

This beautifully maintained property is presented in true move-in condition, with every detail thoughtfully upgraded to create a stylish and functional family home. As you step into the welcoming hallway, you're immediately met with elegant marble-effect floor tiles that run throughout the ground level, setting a sleek, luxurious tone.

To the rear of the home, you'll find the spacious lounge, bright, neutral and inviting, boasting soft beige décor with modern half wall panelling, plush carpeting, and patio doors that open directly onto the east-facing rear garden, allowing sunlight to pour in through the morning and early afternoon.

The kitchen, positioned to the front, is a real highlight, finished with sleek, neutral-tone cabinetry, oak-effect worktops and large splashback tiles. A separate WC sits off the hall and has been upgraded with elegant half-wall tiling in a deep, warm neutral shade for a stylish, modern finish.

Upstairs, the home offers three bedrooms, bedroom one and two are both generous doubles, each with built-in wardrobes offering excellent storage, while bedroom three is a versatile single currently styled as a nursery.



The family bathroom is fresh and modern, fully tiled in soft neutral tones and complete with a shower-over-bath setup and quality fixtures. Outside, the rear garden is fully enclosed and laid mainly to lawn with a patio area perfect for entertaining, children's play or simply relaxing outdoors. Directly behind the home is a private, **allocated parking space**, along with additional visitor parking bays, offering convenience for residents and guests alike

Situated in the heart of East Calder, the property enjoys easy access to a wide range of local amenities including Tesco Express, Scotmid, a pharmacy, cafés, the sports centre, and scenic walks through Almondell & Calderwood Country Park. Families are well served by East Calder Primary, St Paul's R.C Primary, and the catchment secondary schools, West Calder High and St Margaret's Academy. Commuters will appreciate excellent connections via the nearby A71, M8, and M9, regular bus services, and nearby Kirknewton Train Station offering easy access into Edinburgh. With its high-spec finish, neutral styling, modern layout and quiet yet connected location, 111 Langton Road is the perfect move-in-ready home for growing families, professionals or first-time buyers alike.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



- Spacious Lounge with Garden Access
- Beautifully Presented & Move-In Ready
- Modern Bathroom & Upgraded WC
- Three Versatile Bedrooms
- Excellent Parking & Location



GARDEN

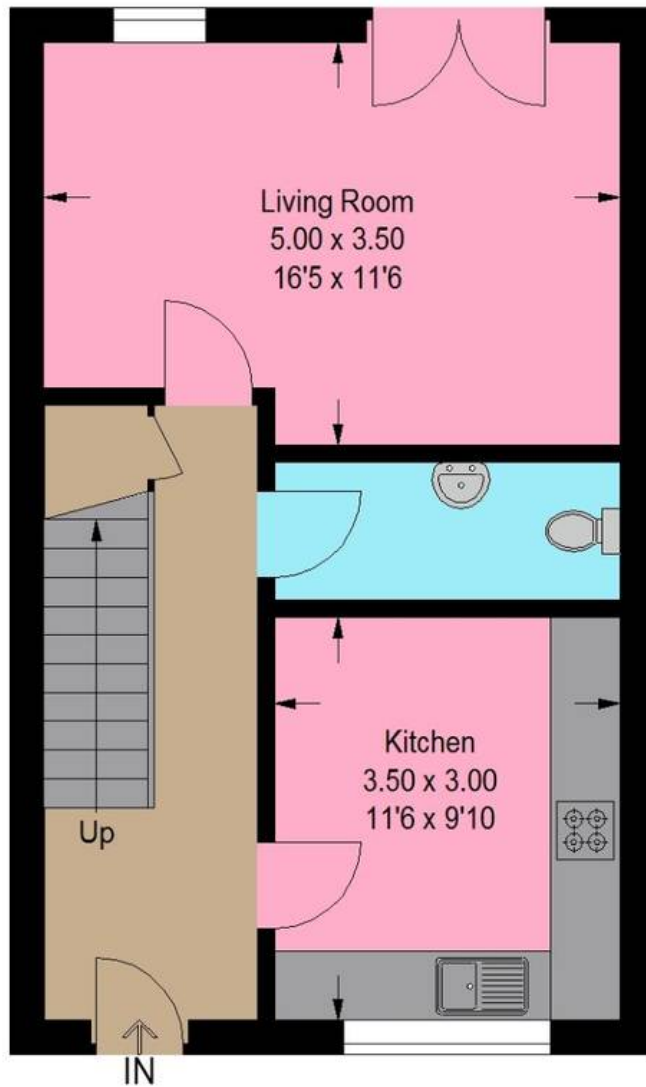
ALLOCATED PARKING

1 Parking Space

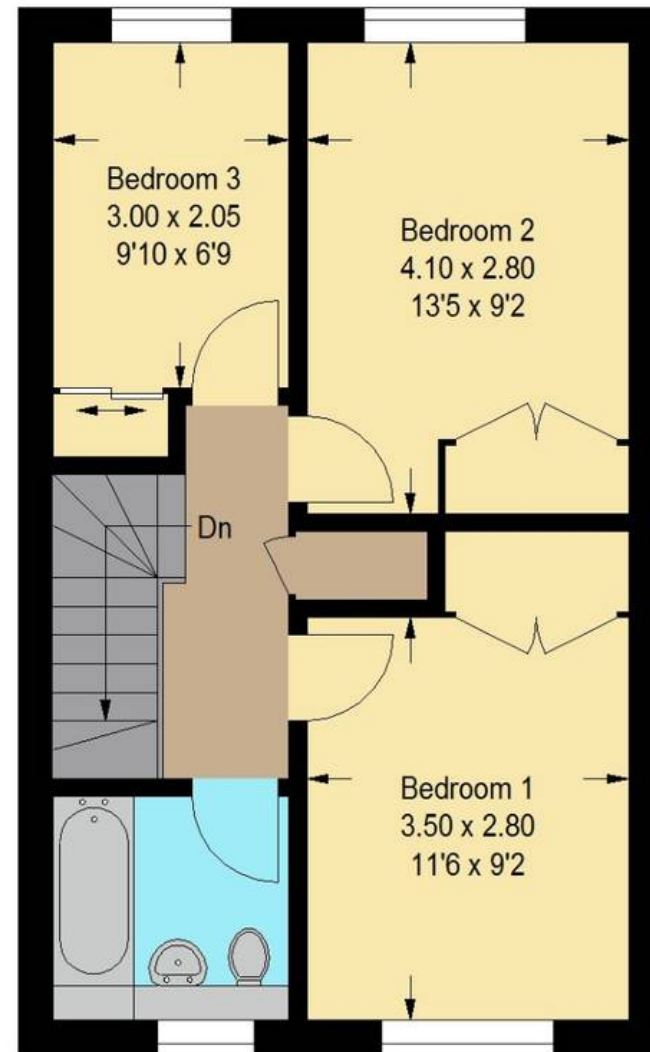




Approximate Gross Internal Area = 85.5 sq m / 920 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1213236 / Ref:90804)



Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

