



182 Mansefield, East Calder

Offers Over £140,000



182 Mansfield

East Calder

Welcome to Mansfield, a spacious two-bedroom terraced property tucked away in a quiet residential area. This inviting home offers a fantastic blank canvas, ready for its new owners to move straight in and add their own personal touch.

The open-plan lounge and dining area is a generous and versatile space that can comfortably accommodate multiple sofas, chairs, and freestanding furniture. With windows to both the front and rear, the room is filled with natural light, enhancing its size and welcoming atmosphere. The dining area easily seats four to six people, making it perfect for family meals or entertaining guests.

The recently upgraded kitchen combines sleek cabinetry with excellent worktop space and ample storage. It's a stylish and functional area that's ready to enjoy immediately.

Upstairs, the home continues to impress with two well-proportioned double bedrooms, both freshly carpeted and neutrally decorated for easy personalisation. The bright and spacious family bathroom completes the floor plan, featuring a large bath with an overhead shower for everyday convenience.



Outside, the property benefits from a low-maintenance shared rear garden, providing a relaxing spot for outdoor seating or planting. There is also ample on-street parking directly outside, adding to the home's practicality.

Situated in the popular village of East Calder, the property benefits from close proximity to local shops, schools, and excellent transport links to Livingston, Edinburgh, and the M8. Nearby green spaces such as Almondell & Calderwood Country Park offer beautiful walking trails and outdoor leisure opportunities.

Overall, 182 Mansfield is a charming and well-presented home offering generous living space and modern comfort. It's a wonderful blank canvas, ready for new owners to move in and make it their own.

Council Tax band: B

Tenure: Freehold

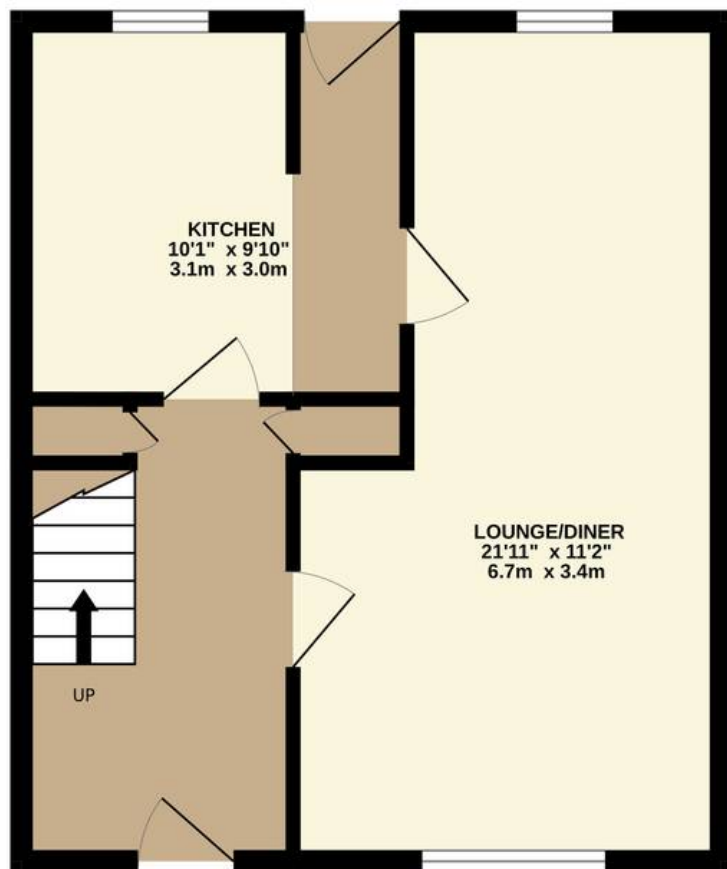
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

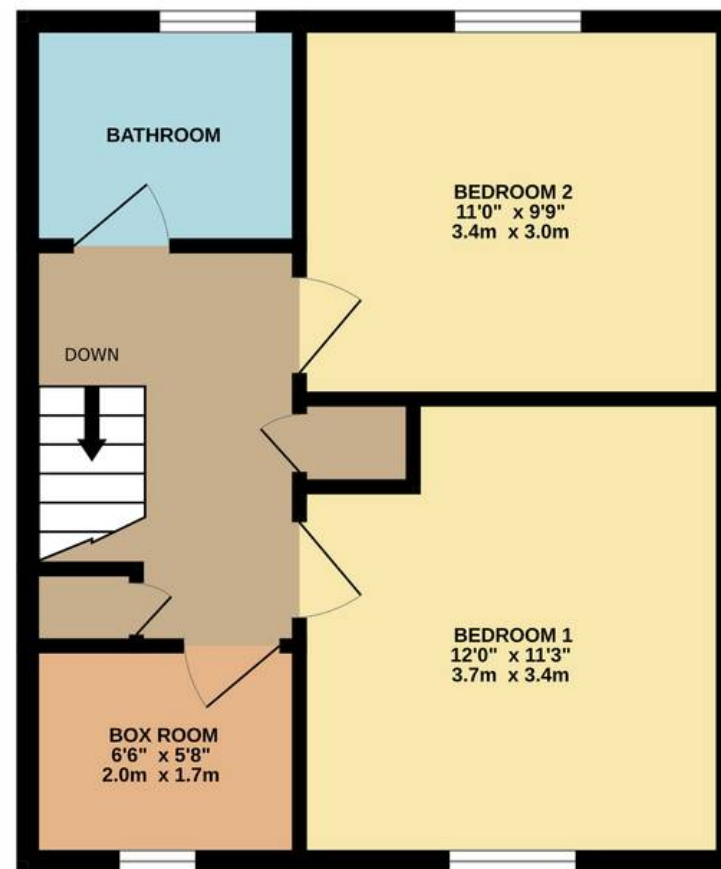




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 795sq.ft. (73.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

