



34 Mansefield, East Calder

Offers Over £140,000



34 Mansefield

East Calder

Bridges are delighted to present this bright and spacious three-bedroom mid-terraced home, ideally located in the highly sought-after area of Mansefield, East Calder. Perfectly positioned, the property enjoys an open outlook to the front with no properties overlooking, offering a lovely sense of privacy and a pleasant green space aspect. Internally, the home offers well-proportioned accommodation set over two levels, designed to provide flexibility and comfort throughout, with ample storage space including cupboards in the hallway and bedrooms, as well as additional storage in the loft

The ground floor comprises a welcoming entrance hall leading through to a generous lounge/dining area that stretches the full depth of the property, a bright and versatile space ideal for family living and entertaining. The current layout provides an additional flexible living area, perfect for a home office, playroom, or snug, though it could easily accommodate a dining table as a dedicated dining area if preferred. The kitchen, positioned to the back, offers a good range of wall and base units along with ample workspace, and benefits from direct access to the rear garden, making it both practical and convenient for everyday family life.



Upstairs, the property continues to impress with three generously sized bedrooms, all benefiting from excellent natural light and built-in storage. Bedroom one comfortably accommodates a king-size bed and offers space for freestanding furniture, Bedroom Two can easily accommodate a double bed, while Bedroom Three offers comfortable space for a generous single bed — ideal for families or guests. A convenient shower room completes the first floor.

Externally, the property enjoys a low-maintenance enclosed rear garden, ideal for relaxing or outdoor dining, and residential parking to the rear adds further convenience.

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, enhancing the appeal of this fantastic home.

Council Tax band: B

Tenure: Freehold

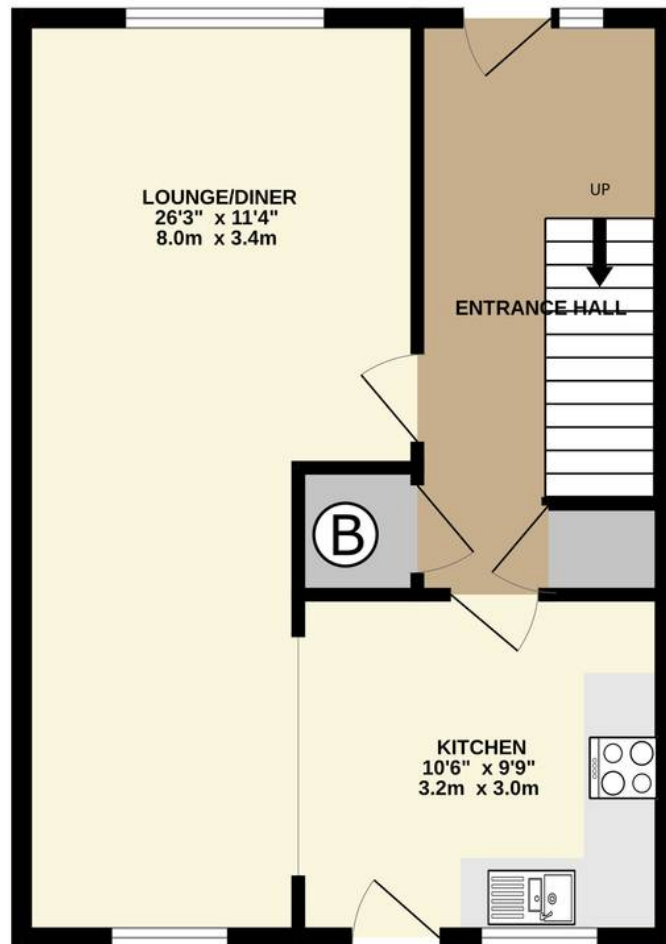
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

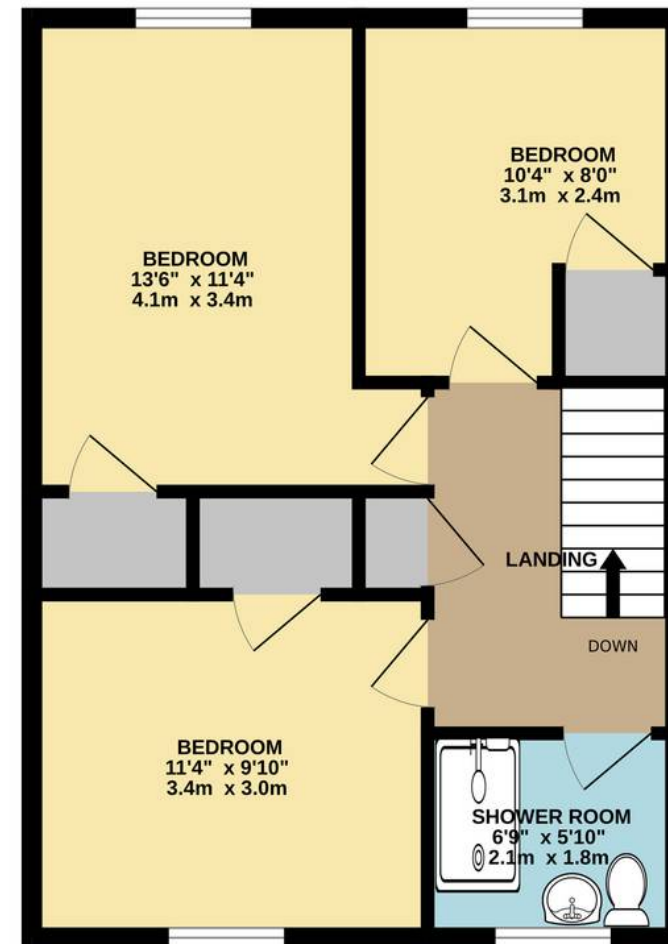




GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 947sq.ft. (88.0 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/

