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15 Overton Crescent

East Calder, Livingston, West Lothian, EH53 0RS



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Property Summary

This substantial detached house occupies a large plot with attractive landscaped gardens that are secure at the rear, plus a generous private driveway leading to an integral garage. Its modern interiors feature a crisp neutral finish and are perfectly designed for families, offering four bedrooms, multiple washrooms, and ample storage. In addition, a sunny and spacious reception room is connected to a well-appointed breakfasting kitchen leading to the rear garden and garage. The property enjoys a peaceful village setting, close to open countryside and a short walk from rail links to Edinburgh and Glasgow. A wide range of amenities are also available in nearby Livingston.

Extras: All floor coverings, fixed light fittings (excluding curtains and two removable lamp shades from bedrooms two and three) and all blinds will be included in the sale.

Features

- Substantial detached house
- Entrance hall
- Generous south-facing living/dining room with access to:
- Bright breakfasting kitchen with garden and garage access
- Principal suite with shower room
- Three further bedrooms
- Family bathroom
- Excellent storage throughout
- Well-kept gardens, enclosed to the rear
- Private driveway and integral single garage
- Gas central heating and double glazing
- EPC Rating - C





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*“Bright breakfasting kitchen with garden
and garage access”*







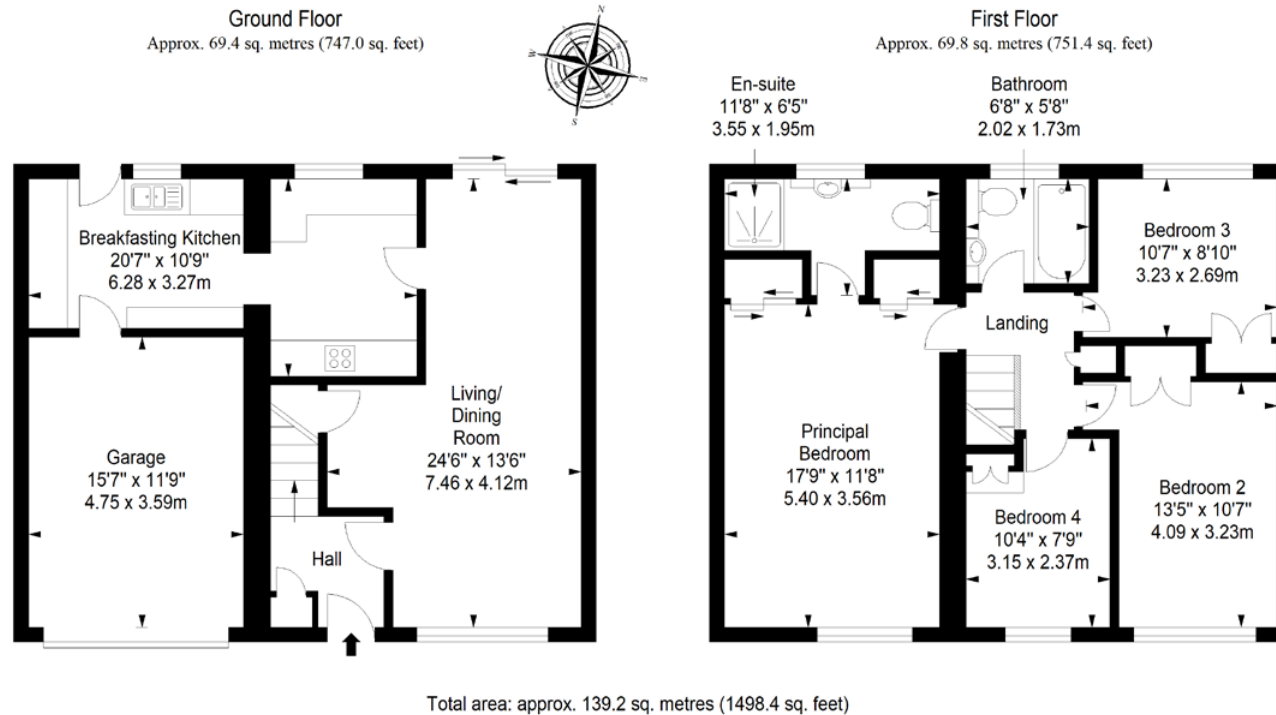


*“Principal suite with shower room,
three further bedrooms and
a family bathroom”*





Floorplan



1 Lynedoch Place, Edinburgh, EH3 7PX | www.johnsonlegaledinburgh.co.uk | david@johnsonlegal.co.uk | 0131 622 9222

These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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