



**53 Overton Crescent, East Calder, EH53 0RY**  
**Offers Over £305,000**



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Welcome to 53 Overton Crescent, a beautifully presented four-bedroom detached home offering spacious and modern living in a desirable East Calder location. With a private driveway, garage, and a large, private rear garden, this property is perfect for families seeking both comfort and convenience.

Upon entering, you'll be greeted by a bright and airy living space, enhanced by large windows that fill the home with natural light. The downstairs layout flows seamlessly, starting with a spacious living room, which opens into the dining area, and then leads into a well-appointed separate kitchen, fully equipped with modern appliances.



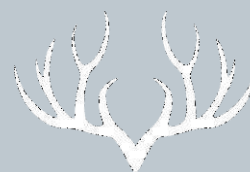






Upstairs, you'll find four generously sized bedrooms, perfect for family living or creating a dedicated home office space. The elegantly designed bathroom features both a luxurious bathtub and a sleek shower, blending style with practicality. An additional downstairs WC adds extra convenience.

Step outside to discover a beautifully maintained private rear garden—your own serene retreat, ideal for relaxing or gardening. A driveway and garage provide ample parking and storage, ensuring both comfort and functionality. This home truly offers the perfect blend of space, style, and convenience.



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Approx. Gross Internal Area:  
1232 Sq Ft (114.4 Sq M)

For Identification purpose only. Not to scale.  
[www.weare96.com](http://www.weare96.com)



Located in the desirable town of East Calder, this home benefits from a friendly community atmosphere while being conveniently close to essential amenities. The area offers a range of local shops, supermarkets, cafes, and restaurants, as well as excellent schools and recreational facilities.

East Calder boasts excellent transport links, with easy access to the M8 and M9 motorways, making commuting to Edinburgh, Livingston, and Glasgow effortless. Public transport options, including regular bus services and nearby train stations, further enhance connectivity.

## Get in touch



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## Video Tour



## Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either