





5 Bed Detached House in Excellent Condition

A recently upgraded, detached family home with five bedrooms, close to local amenities. This 'ready to move in' property would make an ideal purchase for a family. Sharon Campbell and RE/MAX Property are delighted to offer to the market this fantastic home in Hoghill Court, East Calder, Livingston, EH53 0QA, set in a quiet cul-de-sac location on a large plot. The property consists of:

- Entrance Hallway
- Dining Lounge
- Kitchen
- Downstairs Double Bedroom/Study/Family Room
- Downstairs Shower Room
- 4 Upstairs Double Bedrooms
- Family Bathroom
- Gardens
- Driveways
- Garage

Council Tax band: E

Tenure: Freehold

East Calder is a highly regarded village and is ideally situated for the commuter to Edinburgh and Glasgow. There is an excellent bus service which links the village with Edinburgh City Centre and it is easily accessible to the A71 and M8 motorway network, with the local train station at Kirknewton and Edinburgh airport within easy reach. The village has its own nursery and primary schools with a bus service transporting children to the high school at West Calder or St. Margaret's. There is a leisure centre and lots of local amenities, including a doctors' surgery, a dentist, a post office, a Tesco local, 2 Co-op mini supermarkets, hairdressers, a local pub and takeaways, a public park and newly surfaced football pitches.

Front Garden

The welcoming approach to this property is created by a substantial front garden. A paved pathway leads to the front door, which is bordered by an area finished with decorative gravel and grass on each side. A driveway for several vehicles is located to the side. The single garage is the only area requiring some attention.

Entrance Hall

Inviting you into this modernised home is a uPVC front door with decorative glazing, an adjacent glazed panel plus a window to the front, which all allow in natural light and are complemented by ceiling lighting. The modern décor begins with carpeted flooring and neutrally painted walls. A radiator, a smoke detector, power points and a large cupboard underneath the stairs complete this area.

Dining Lounge

9.006m x 3.599m (29'06" x 11'09") This expansive space creates a comfy lounge with a neutral carpet to the floor and neutrally painted walls. A dual aspect is created by large windows to the front and rear allowing in lots of natural light and enhanced by two lots of ceiling lights. Power points, two radiators and a television aerial socket all provided.

Kitchen

4.031m x 2.801m (13'02" x 09'02") Supplied with all the essentials, this kitchen is dreamlike in its finish with wooden fronted floor and wall mounted units. An integrated 4 ring gas hob, stainless-steel cooker hood, eye level double oven with grill and dishwasher, which will all be included in the sale. There is a stainless-steel one and a half sink with drainer and mixer tap. There is space for an upright fridge-freezer and under counter washing machine, which may be negotiated in the sale. Decorated with laminate to the floor and neutrally painted walls. A large window to the rear provides views of the garden and there are two lots of ceiling lights. A half-glazed uPVC side door leads to the outside with power points all included.



Downstairs Bedroom

3.105m x 2.801m (10'02" x 09'02") The delightful room is located downstairs and could be used for a multitude of uses. Finished with laminate to the floor and neutrally painted walls, Windows to the front bring in natural light and there is a ceiling light. A radiator, power points and a television aerial socket finish the room.

Downstairs Shower Room

2.032m x 1.789m (06'08" x 05'10") Also, downstairs is a modern shower room which has tile effect laminate to the floor and a modern grey wipe clean panelling to the walls. A shower cubicle with wall mounted mains shower plus a rainfall shower head and an additional handheld shower. The white suite consists of a back to wall toilet and a vanity sink, with storage beneath. A window to the rear is enhanced by recessed ceiling downlights. A chrome ladder radiator is supplied.

Stairs and Landing

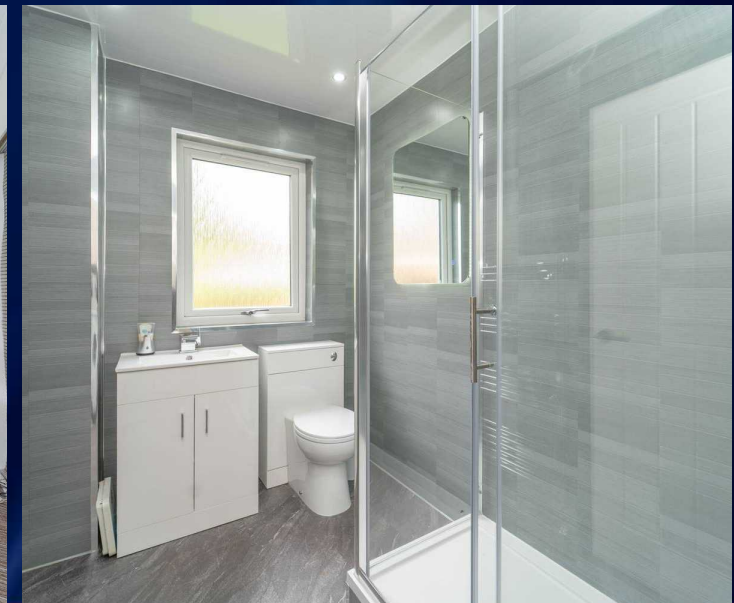
Walking up to the next floor on the carpeted stairs, you are met with neutrally painted walls continuing the contemporary decor. An attic hatch, a ceiling light, power points and a storage cupboard are provided.

Main Bedroom

3.623m x 3.561m (11'10" x 11'08") This stylish room has striped carpet to the floor and white painted walls. Windows to the front of the property allow in lots of natural light and a ceiling light complements this. Two inbuilt wardrobes and an integrated cupboard provides an abundance of storage space. A radiator and power points are all included.

Second Double Bedroom

3.700m x 2.901m (12'01" x 09'06") The superb room has been decorated with one feature papered wall, some white painted walls and laminate to the floor. A built-in wardrobe provides hanging and shelving space. A front facing window is complemented by a feature ceiling light. A radiator and power points are also provided.



Third Double Bedroom

3.510m x 2.598m (11'06" x 08'06") This room is full of character with lilac tones to the walls and carpeted flooring. A window to the rear allows in natural light and there is a ceiling light. A double integrated wardrobe provides storage. Power points and a radiator are included.

Fourth Double Bedroom

2.835m x 2.702m (09'03" x 08'10") This fabulous room has a window to the rear and a ceiling light. Decorated with a fully fitted carpet to the floor and neutrally painted walls. A radiator and power points finish the room.

Bathroom

This relaxing bathroom has wipe clean panelling to the walls and marble effect laminate to the floor. The white suite comprises of a vanity sink, with storage beneath, a concealed cistern toilet and a 'P' shaped bath fitted with an over bath wall mounted electric shower. A window to the rear brings in natural light and there are recessed ceiling downlights. A chrome ladder radiator completes the room.

Rear Garden

Once you step outside the door leading from the kitchen, you are greeted by an amazing garden. Set on a large plot, the rear garden provides lots of space. To the side is a mono blocked patio area, which transitions into a paved patio area. The remaining garden is turfed with wooden fencing to mark the boundaries. There is some planting of mature trees. A wooden summerhouse will also be included in the sale.



Additional Items

Tenure: Freehold. Council Tax Band: E. Factor Fee: Awaiting HR
The property had planning permission for two extensions to the rear of the property, which have now lapsed, but would extend the property even further should that be desired. All fitted floor coverings, window blinds and the kitchen items mentioned are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind. Any furniture omitted from this text is open to negotiation with the vendor.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

OFFERS

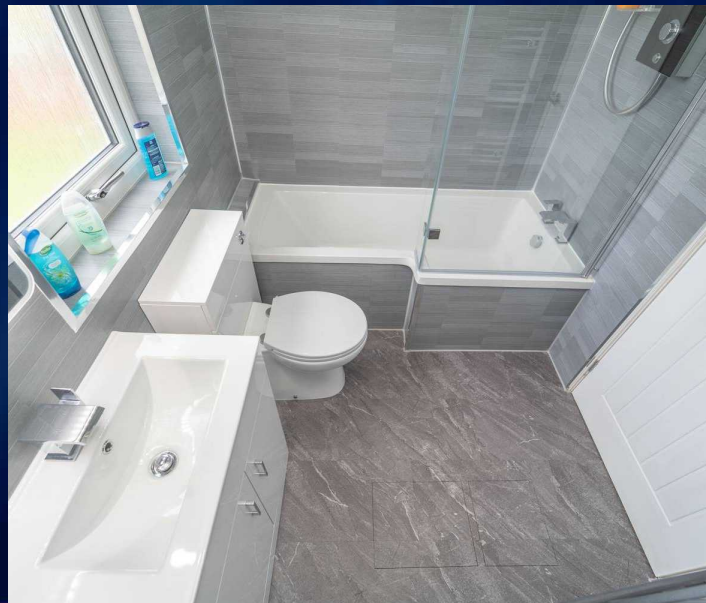
All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

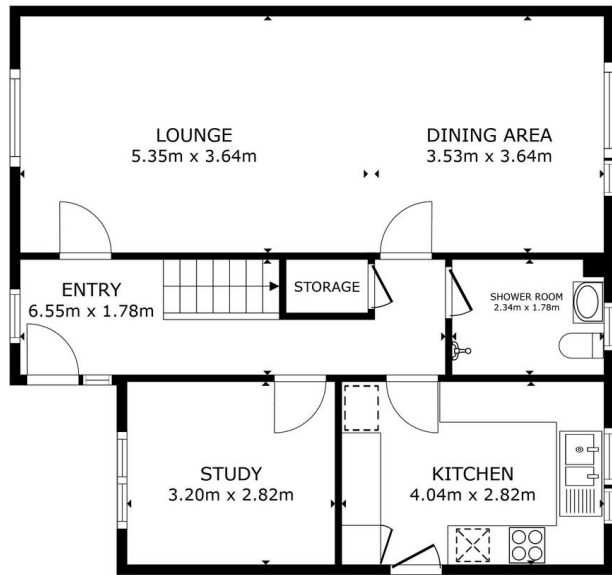
THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960996670 TODAY.

PROPERTY MISDESCRIPTION ACT INFORMATION

Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate, prepared based on information provided by our clients. Nevertheless, the internal photographs may have been taken using a wide-angle lens. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Prospective purchasers should make their own enquiries - no warranty is given or implied.

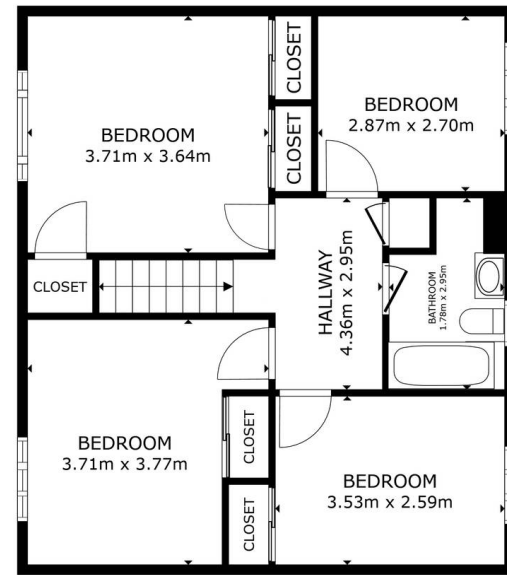




FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 71.1 sq.m. FLOOR 2 62.0 sq.m.
 TOTAL: 133.0 sq.m.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 71.1 sq.m. FLOOR 2 62.0 sq.m.
 TOTAL: 133.0 sq.m.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.