





A wonderful two bedroom, plus box room, home, perfectly positioned in the sought after area of Langton Gardens. In walk in condition, this charming property offers a peaceful rear garden and the convenience of a private driveway and garage. Ideal for couples or those seeking additional space for a home office, this home combines comfort, practicality, and a touch of nature, making it an exceptional opportunity for modern living. Lorna MacDonald and RE/MAX Property are delighted to bring this property to the market.

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 the 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. More facilities can also be found a few minutes away in the village of Mid Calder, with a short drive to Livingston which offers a wide range of shops in two main shopping centres and various retail parks.

Front Garden

The inviting front garden features lush grass bordered by mature plants and decorative stone edging, creating a beautifully finished outdoor space. A paved driveway extends along the length of the house, offering generous parking for multiple vehicles.

Entrance Hallway

The inviting hallway is entered through a partially glazed upvc door, which, along with the adjacent window, fills the space with natural light. The modern design features painted walls, complemented by cream tiled flooring. An under stair cupboard provides storage. Finishing touches include a ceiling light, a smoke detector, power points, and a radiator.

Lounge

14' 9" x 10' 0" (4.50m x 3.04m)

This charming room is finished with light grey painted walls and laminate flooring, creating a warm and inviting ambiance. A front facing window bathes the space in natural light, further complemented by a ceiling light for added brightness. Comfort is ensured with a radiator, while a smoke detector and multiple power points complete the room.

Kitchen Diner

7' 9" x 16' 2" (2.37m x 4.92m)

This thoughtfully designed kitchen seamlessly blends style and functionality. It boasts an array of wood laminate wall and floor mounted units beautifully complemented by grey work surfaces. The crisp neutral walls, white metro tile splashback, and sophisticated laminate and tile flooring create a cohesive, contemporary aesthetic. Fully equipped for convenience, the kitchen includes an under counter oven, a four ring gas hob, a built in extractor hood, fridge and dishwasher, which will be included in the sale. There is also designated space for an under counter washing machine. The sink area comprises of a stainless steel sink with a drainer and mixer tap. Natural light floods the space through a rear facing window and half glazed upvc door, further enhanced by two ceiling lights. Additional features such as power points, a heat detector and a radiator ensure comfort, safety, and practicality.

Box Room

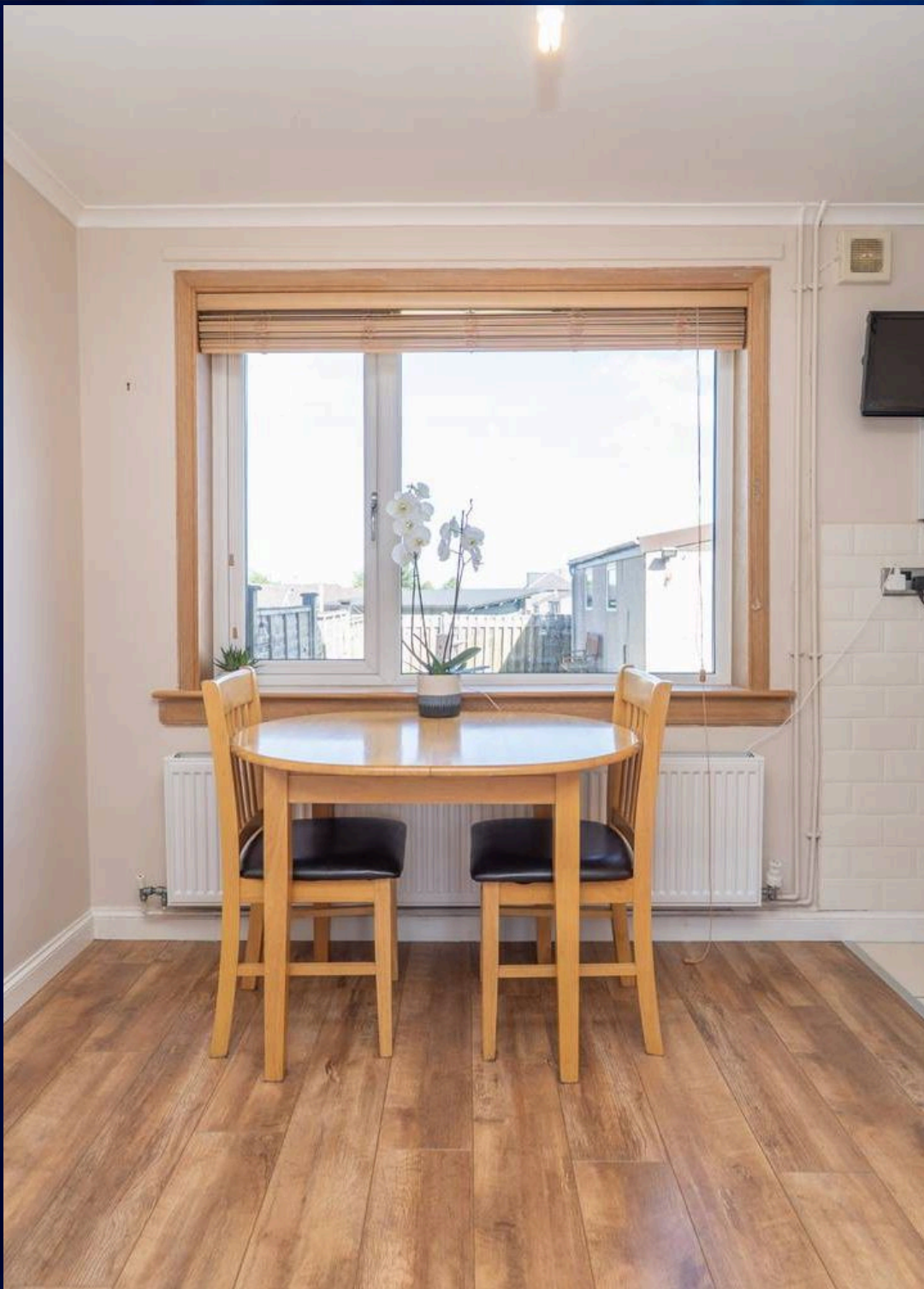
7' 4" x 5' 6" (2.23m x 1.67m)

This fantastic space has been finished with papered walls and laminate to the floor. Currently used as storage space, this room could be transformed into an office or utility space. A window to the side allows natural light into the room. A ceiling light, a radiator and power points complete this area.

Stairs and Landing

The décor flows seamlessly with carpeted stairs and landing, complemented by lilac painted walls. A window to the side fills the area with natural light. A built in cupboard provides practical shelved storage. Finishing touches include a ceiling light, a smoke detector, and an attic hatch for easy access to additional storage.





Primary Bedroom

11' 4" x 12' 9" (3.46m x 3.89m)

This charming room features two tone green painted walls, complemented by cosy carpet flooring. A built in wardrobe offers ample hanging and shelving space, enhancing the room's practicality. A front facing window fills the space with natural light, complemented by a ceiling light for additional illumination. The room is equipped with a radiator and power points for comfort and convenience.

Bedroom Two

11' 4" x 9' 3" (3.45m x 2.82m)

This second double bedroom is tastefully finished with white painted walls and laminate flooring, creating an inviting ambiance. A rear facing window allows natural light to flood the room, complemented by a ceiling light for a bright and airy feel. Additional features include power points and a radiator.

Shower Room

8' 0" x 6' 6" (2.44m x 1.97m)

This stylish bathroom effortlessly combines practicality with elegance. The dark grey tile flooring and marble effect tiled walls create a striking yet easy to maintain finish. A rear facing window allows natural light to brighten the space, further enhanced by downlights for a warm and inviting ambiance. The well appointed suite includes a corner shower unit with a mains shower overhead, a vanity sink, and a close coupled toilet, seamlessly blending functionality with modern design. Completing the space, a radiator provides both warmth and comfort, making this bathroom a refined and relaxing retreat.

Garage

19' 0" x 11' 1" (5.79m x 3.39m)

The detached garage features an up and over door for easy access from the garden. Two windows allow natural light into the space. Inside, the space is equipped with power points and two ceiling lights, ensuring both functionality and convenience.

Rear Garden

This private rear garden perfectly balances style and functionality. Paved and monoblocked areas provide ideal spots for outdoor seating and relaxation, while a vibrant lawn brings a refreshing touch of greenery. Fully enclosed by fencing for added privacy, this thoughtfully designed outdoor space offers a seamless extension of the home, perfect for entertaining guests or unwinding in peace.

Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings 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.

VIEWING

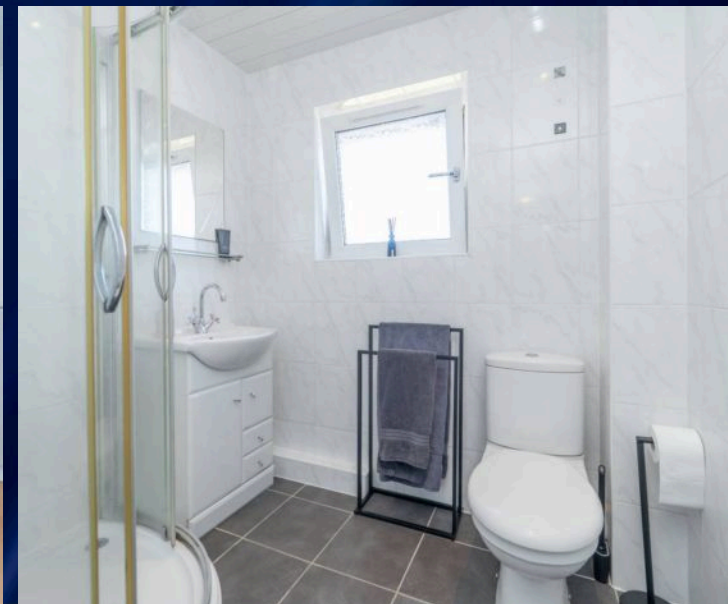
Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

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.

INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

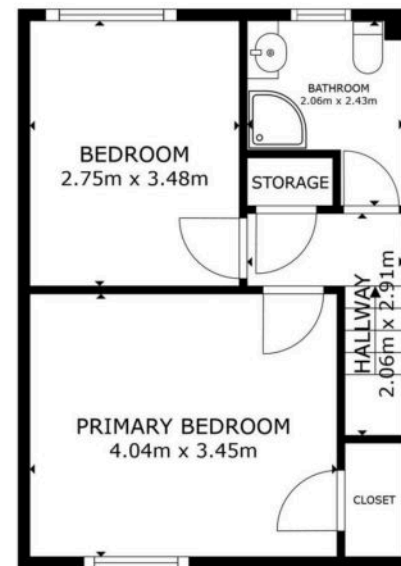




FLOOR 1



GROSS INTERNAL AREA
FLOOR 1 35.1 m² FLOOR 2 34.6 m²
TOTAL: 69.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1 35.1 m² FLOOR 2 34.6 m²
TOTAL: 69.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

Remax Property, Remax House - EH54 6TS

01506 418555 • info@remax-livingston.net

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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.