



7 Beechbank Crescent, East Calder, EH53 0DX

RE/MAX Property

****An Extended 3 Bed Family House with Sunroom****

Just put your possessions down in this ready-to-move-into property and enjoy the space in this extended family home. Sharon Campbell and REMAX Property are delighted to offer to the market this fantastic home in Beechbank Crescent, East Calder, EH53 0DX, set in a quiet cul-de-sac location. Comprising:

- Entrance Vestibule
- Hallway
- Lounge
- Dining Room
- Kitchen
- Utility Room
- Sunroom
- Living Level Toilet
- 3 Bedrooms
- Family Bathroom
- Gardens to Front and Rear
- Driveway

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 football pitches. The Calderwood and Almondell Country Park is close-by and provides a multitude of woodland walks. 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 welcoming approach to this property is created by a delightful garden which has a grassed area, an area laid with decorative stones and some planting of trees, shrubs and flowering plants. A mono-blocked driveway for several vehicles is located to the side.

Entrance Vestibule

Inviting you into this desirable property is a bright area receiving natural light through the part glazed door and two adjacent glazed panels. Laminate flooring and neutrally painted walls are finished with recessed ceiling downlights and cloakroom hanging space. A curtained section leads into the rest of the house. Carpeted flooring and neutrally finished walls are complemented by a ceiling light with a window to the side of the property bringing in natural light. A smoke detector and a radiator complete this area.

Hallway

A door leads through to the hallway where the décor continues with carpeted flooring and wallpaper to the walls. A cupboard underneath the stairs provides storage. A ceiling light is also supplied.

Lounge

4.164m x 3.040m (13'07" x 09'11")

This generously sized room creates a homely feel with a grey carpet to the floor, one feature wall and neutrally painted to the remaining walls. The feature fireplace houses an electric fire with hearth, mantelpiece and surround. Large windows to the front allow in lots of natural light and is enhanced by the ceiling lighting. Power points, a radiator, a telephone socket, a television aerial socket and a smoke detector are provided.

Dining Room

3.539m x 2.570m (11'07" x 08'05")

Open plan from the lounge, the décor flows seamlessly through with grey carpet and neutrally finished walls. A radiator, power points and a ceiling mounted light are included. Double glass door lead through to sunroom, providing the choice of cosy rooms or open plan living.

Kitchen

3.523m x 2.395m (11'06" x 07'10")

Supplied with all the essentials, this kitchen is dreamlike in its finish with its abundance of wooden fronted units, with under unit lighting. An integrated NEFF 4 ring electric hob, oven, cooker hood, washing machine and dishwasher, will all be included in the sale. There is space for an upright fridge-freezer which may be negotiated in the sale. The white sink with drainer and mixer tap co-ordinate with the neutral work surfaces and tiled splashbacks. Decorated with tiling to the floor and neutrally finished walls. A window to the side brings in natural light and is enhanced by ceiling lighting. Power points and a heat detector are provided.

Utility Room

2.314m x 1.922m (07'07" x 06'03")

Open plan from the kitchen, this useful area could be used for a variety of uses. Decorated with tiled flooring and white painted walls. Fitted wooden units with work surface provide further storage and there is space for a tumble dryer, which may be negotiated in the sale. Windows and a fully glazed door overlooking the rear of property make this room bright and airy. Ceiling lighting and power points are supplied.

Living Level Toilet

1.716m x 1.201m (05'07" x 03'11")

An essential room for modern day living, the crisp, white suite provides a great facility. Comprising of a wall mounted sink and a close coupled toilet. Decorated with dark tiling to the floor and modern white tiling to the walls. A window to the front is enhanced by ceiling lighting. A wall mounted electric radiator and an extractor fan are included.

Sunroom

3.142m x 2.622m (10'03" x 08'07")

This room has been designed to be used all year round and provides a homely feel. Decorated with a cream carpet to the floor and white painted walls. Three wall mounted double lights complement the natural light entering via the three Velux ceiling windows – with remote controlled Velux blinds - the windows to the side and rear and the half-glazed door. A television aerial socket, multiple power points and an electric radiator complete this room.

Stairs and Landing

Walking up to the next floor on the carpeted stairs, you are met with neutrally finished walls continuing the decor. An integrated cupboard provides storage. A window at top of stairs overlooks the side of the property and is complemented by ceiling mounted lighting. An attic hatch, power points, a carbon monoxide detector and a smoke detector are all included.

Main Bedroom

4.009m x 2.606m (13'01" x 08'06")

This stylish room has a grey carpet to the floor, one feature wall and white painted on the remaining walls. Windows to the front of the property allow in lots of natural light and a ceiling light complements this. Inbuilt triple mirror fronted wardrobes provide lots of storage space. A radiator and power points are all included.

Second Bedroom

3.072m x 2.897m (10'00" x 09'06")

The superb room has been decorated with neutral tones to the walls and a grey carpet to the floor. Rear facing windows allow in lots of natural light and is complemented by a ceiling light. A radiator and power points are also provided.

Bathroom

1.890m x 1.853m (06'02" x 06'00")

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 large window to the rear brings in natural light and there are recessed ceiling downlights. A chrome ladder radiator completes the room.

Third Bedroom

3.108m x 2.329m (10'02" x 07'07") at maximum

This charming room is full of character with pale blue tones to the walls and carpeted flooring. A window to the front allows in natural light and there is a ceiling light. Power points and a radiator are included.

Rear Garden

Once you step outside the door leading from the kitchen, you are greeted by an amazing garden. Designed to take advantage of the sunny aspect, there is a paved patio area, which transitions into an area finished with decorative stones, a decked area and an artificial grassed section. The garden shed will be included in the sale.

Additional Items

Tenure: Freehold. Council tax band: C. No Factor Fee

All fitted floor coverings 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. The white goods may be left at the owner's discretion.

VIEWING

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

OFFERS

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

INTEREST

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

THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960 996670 TODAY.

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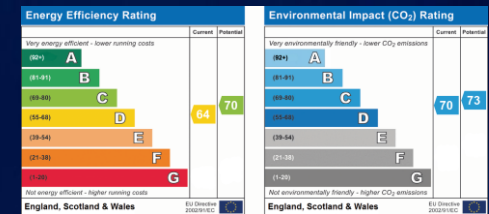
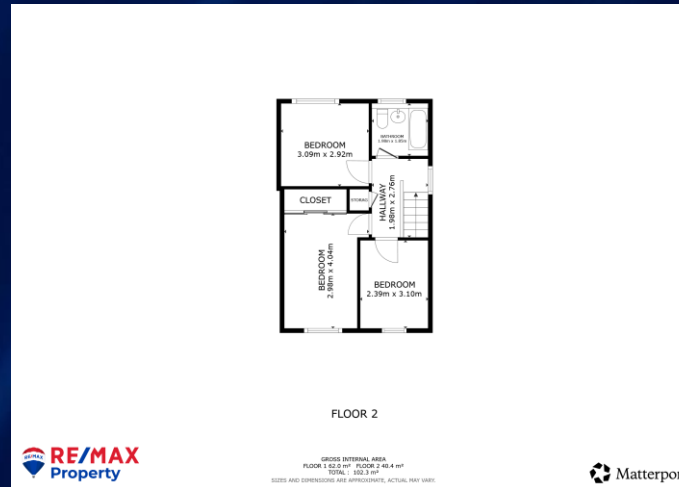
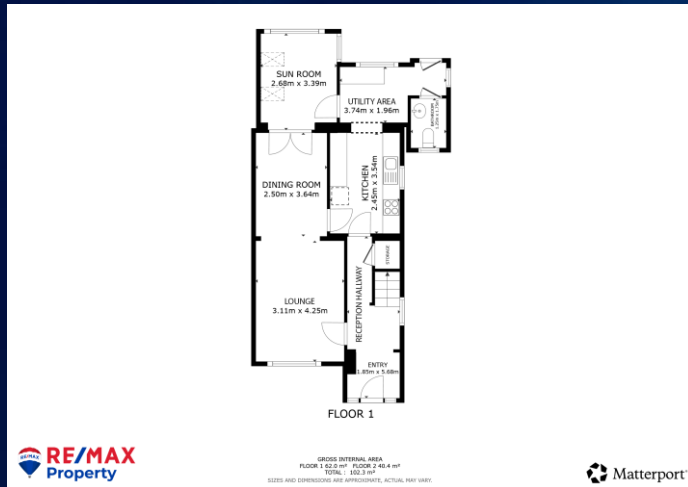
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