



69 Queens Gardens, East Calder, EH53 0EG

RE/MAX Property

A Lovely 2 Bedroom Family House Full of Charm

Imagine winters cosying up in this delightful move-into property and then long summers in the spacious rear garden. Sharon Campbell and REMAX Property are delighted to offer to the market this fantastic home in Queens Gardens, East Calder, EH53 0EG, set in a quiet cul-de-sac location. Comprising:

- Entrance Vestibule
- Lounge
- Kitchen
- Utility Room
- 2 Bedrooms
- Family Bathroom
- Gardens to Front and Rear

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 Almondell and Calderwood Country Park is close-by and offers a variety of walking paths. 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 appealing approach to this property has been landscaped with decorative stones and features some planting of shrubs and flowering plants.

Entrance Vestibule

Stepping over the threshold of this amazing property you are greeted by a practical entrance, with space for storage of coats and shoes. Natural light enters through the part-glazed front door making this area bright and inviting. Carpeted flooring and wallpapered walls begin the décor. A ceiling light and a smoke detector complete this area.

Lounge

4.502m x 3.989m (14'09" x 13'01")

You will be blown away by the homely feel of this room. A spacious room which has been designed with one feature wall, painted to the remaining walls and a grey carpet to the floor. Windows to the front allow in lots of natural light and are enhanced by ceiling lighting. Power points, a modern vertical radiator and a smoke detector are provided.

Kitchen

3.226m x 2.283m (10'07" x 07'06")

In keeping with the contemporary décor, this room has lots of modern white fronted units. An integrated 4 ring electric hob, eye level double oven, cooker hood, will all be included in the sale. There is space for a washing machine and dishwasher. The stainless-steel sink with drainer and mixer tap co-ordinate with the dark work surfaces and matching splashbacks. The décor continues with tile effect vinyl to the floor and neutrally finished walls. A window, with views over the fabulous rear garden, brings in natural light and there is ceiling lighting. Power points and a heat detector are provided.

Utility Room

2.259m x 1.698m (07'05" x 05'07")

Continuity is created by the tile effect vinyl flowing seamlessly from the kitchen. This useful area could fulfil various needs. It has been decorated with white painted walls and there is a work surface to match the kitchen. Further storage space is available under the work surface and in the cupboard behind the fridge-freezer, which will not be included in the sale. A half-glazed door leads out to the rear garden. Ceiling lighting and power points are supplied.

Stairs and Landing

Grey carpeted stairs and co-ordinating wallpaper lead to the carpeted upper landing. Ceiling lights, power points and a smoke detector are all included. An attic hatch provides access to a partially floored attic, offering useful storage space.

Main Bedroom

4.105m x 3.068m (13'06" x 10'00") up to the wardrobes

This stylish room has a sumptuous carpet to the floor and neutrally painted walls. Windows to the front of the property allow in lots of natural light and a ceiling light complements this. The modern wardrobes provide lots of storage space and will be included in the sale. There is also a double fronted integrated cupboard for further storage. A radiator and power points are all included.

Second Bedroom

3.167m x 3.138m (10'05" x 10'05")

There is great space in this room which has been decorated with one feature wall, neutral tones to the remaining walls and a 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.

Shower Room

1.861m x 1.722m (06'01" x 05'08")

Recently renovated, this room has a boutique-feel to the décor, with wipe tiling to the walls and laminate tiling to the floor. The white suite comprises of a vanity sink, with storage beneath, a close coupled toilet and a wall mounted shower, with a rainfall shower head plus a handheld shower hose, set in a shower cubicle. A window to the rear brings in natural light and there are recessed ceiling downlights. A wall mounted, heated, back-lit mirror and a chrome ladder radiator complete the room.

Rear Garden

This incredible garden has been landscaped to provide the best of outdoor living. An expansive area which would suit the whole family's needs. From a paved area for table and chairs, a grassed section, plus a wildflower garden, planters for fresh growing vegetables and fruit to planting of shrubs and trees. A garden which is secure on all sides, for even the smallest of dogs, you will be surprised by the gardens enticing appeal. The garden shed and lean-to storage will be included in the sale.

Additional Items

Tenure: Freehold. Council tax band: B. 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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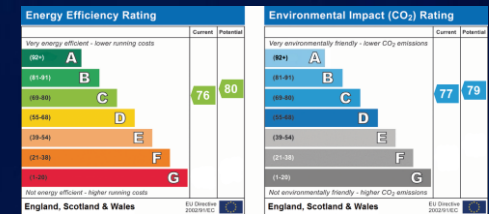
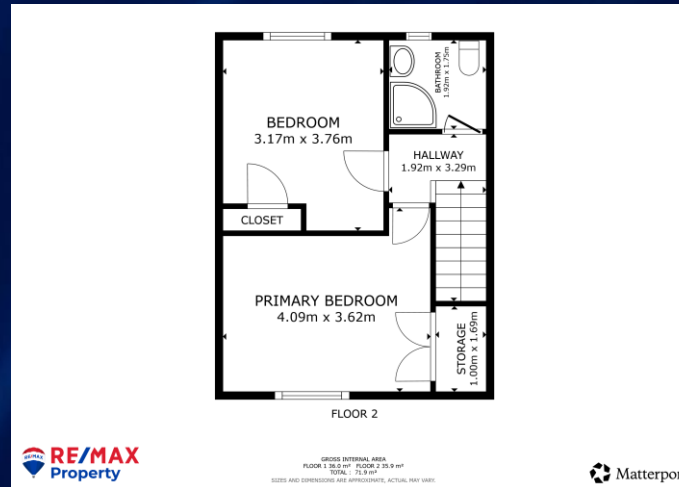
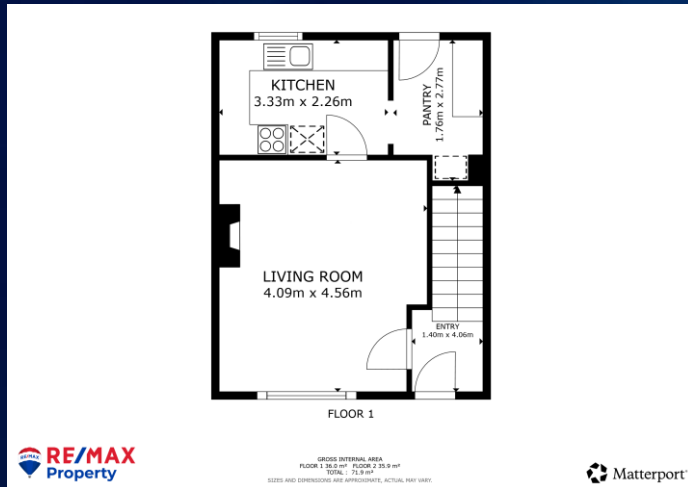
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