



95 Castle Crescent, East Calder, EH53 0QQ

RE/MAX Property

A Delightful Semi-Detached 2 Bed Home with Garage and No Onward Chain!!

This fantastic property would make an ideal home for a family, First time buyers or investors. Situated in an exclusive development, this family friendly locale in the popular residential area of Castle Crescent is ideally placed for a family and commuters. Sharon Campbell and REMAX Property are pleased to bring this fantastic house to the market and suggest an early viewing, as this property will be popular.

Comprising:

Entrance Vestibule

Dining Lounge

Kitchen

2 Double Bedrooms

Family Bathroom

Front and Rear Gardens

Garage and Driveway

East Calder is a highly regarded town and is ideally situated for the commuter to Edinburgh and Glasgow. There is an excellent bus service which links 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 town 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, barbers and hairdressers, a local bistro pub and takeaways, a public park and 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 and Garage

The welcoming approach with driveway offers ample space for off road parking. The covered porch provides shelter from the elements. The garden has a grassed area with some mature planting. The integral garage has an up and over door to the front and a door opening to the rear.

Entrance Vestibule

Inviting you into the house is a UPVc door with feature glazing. The modern décor begins with laminate to the floor and neutral tones to the walls. There is cloakroom hanging space, a radiator, a smoke detector and a ceiling light.

Dining Lounge

4.604m x 4.205m (15'01" x 13'10")

A calm serenity emanates from the room which provides a fabulous room for living. Decorated with neutral tones to the walls and a continuation of the laminate flooring. Windows to the front of the property allow in lots of natural light and there are two ceiling lights. An integrated understairs cupboard provides storage and there is ample space for a table and chairs. A radiator, a television aerial socket, a telephone socket and power points are included.

Kitchen

4.194m x 1.896m (13'09" x 06'03")

With a country cottage feel, this contemporary kitchen has so much to offer with an abundance of cream fronted units with complementary work surfaces, laminate flooring, tiled splashbacks and neutrally painted walls. The large windows overlook the rear garden and offer views of the surrounding area. Included in the sale will be the integrated electric oven, 4 ring electric hob along with the cooker hood. There is space for an upright fridge freezer and a washing machine. The sink unit is a stainless-steel sink with drainer and mixer tap. A ceiling light, a radiator and power points to complete the room.

Stairs and Landing

The neutrally carpeted stairs lead to the upper landing, where the neutral tones continue to the painted walls. A window to the side of the property allows in natural light and there is a ceiling light. An integrated airing cupboard, a smoke detector, power points and access to the attic complete this area.

Main Bedroom

3.220m x 2.792m (10'07" x 09'02")

This excellent room has been finished with a fully fitted carpet to the floor and neutrally painted walls. A window overlooking the front of the property brings in the natural light with the addition of a ceiling light. The built in wardrobes provide storage space. A radiator and power points are included.

Second Bedroom

3.118m x 2.207m (10'03" x 07'03")

A fabulous room with a cream carpet to the floor and white painted walls. The window to the rear of the property allows in natural light and the ceiling light complements this nicely. The wardrobe provides storage space. A radiator and power points are supplied.

Bathroom

1.881m x 1.679m (06'02" x 05'06")

A wonderful space to get ready for the day, with tiling to the floor and walls. The white suite comprises of a close coupled toilet, a vanity sink, set within a storage unit, a bath with an over bath shower. Ceiling lighting, a radiator and a window finish the room.

Rear Garden

The lovely rear garden has been cleverly designed for multiple uses and is fully fenced on all sides. Making full use of the sunshine, there are two paved areas at the top and bottom of the garden, with a grassed section in-between, plus a covered wooden seating area. With ample areas to relax and entertain, this garden has some planting and some areas of decorative stones. There is pedestrian access to the rear of the garage.

Additional Items

Tenure: Freehold. **Council tax band:** C. **Factor Fee:** N/A.

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.

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, REMAX 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.

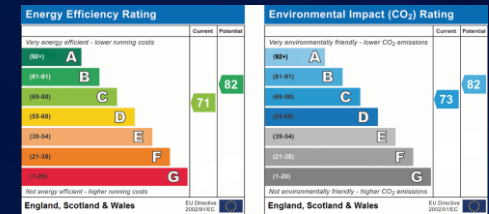
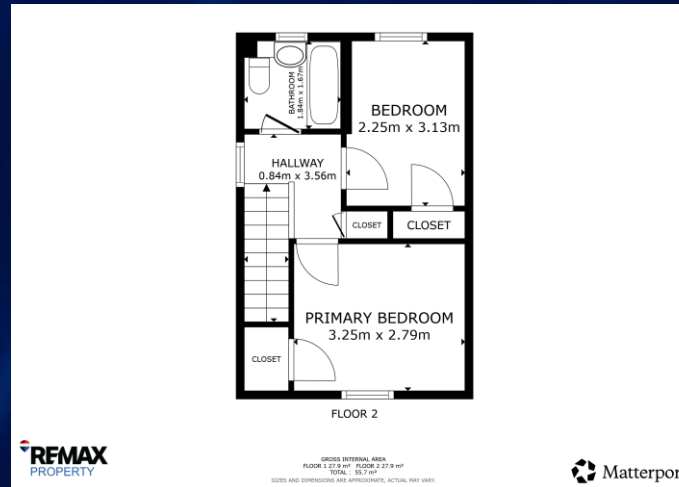
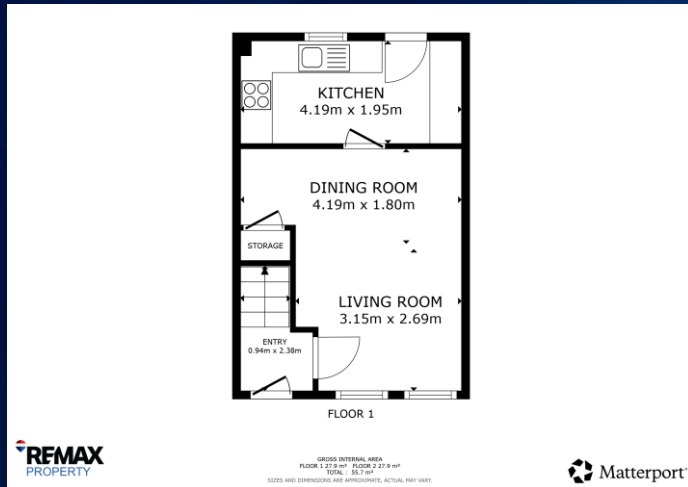
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