



East Calder | Queens Gardens | Offers Over £155,000

East Calder Delight - 2 Bedroom Semi-Detached Home with Ample Parking and Garden



Nestled in the heart of East Calder, 53 Queens Gardens presents an exceptional opportunity for first-time buyers and growing families to secure a cherished home in West Lothian. This delightful two-bedroom semi-detached residence has been lovingly maintained by the same family for an impressive six decades, and now awaits new owners to begin their own legacy.

Upon arrival, you're greeted by a quaint front porch offering a peaceful spot to enjoy the chipped front garden. The welcoming porch leads into a central hallway that seamlessly flows to a spacious, light-filled lounge, complete with a cosy gas fire and a large front-facing window. The adjoining kitchen boasts a wide array of base and wall units, integrated oven, hob and hood along with space for a free-standing fridge and washing machine. A generous pantry offers excellent additional storage space perfect for keeping essentials neatly organised. A door from the kitchen leads to the outside, providing easy access to the garden area.



Ascend the stairs to discover two generously proportioned double bedrooms, each with built-in storage and ample space for additional furnishings. A floored loft space with a pull-down ladder, window and light offers additional storage or the potential for creative use. The contemporary shower room features a double shower, elegant wet wall panelling, heated towel rail, and chic tiled finishes, ensuring comfort.

Gas heating and double glazing throughout the home ensure year-round comfort. The rear garden is a secure haven for children and pets, fully enclosed by timber fencing. It features a well-maintained lawn, alongside a spacious paved patio-ideal for outdoor dining, entertaining, or simply relaxing. Additionally, the garden includes two handy sheds for extra storage.

With a driveway accommodating several cars, a carport, and a detached garage equipped with power, lighting, and a side window, parking and storage are plentiful. The well-lit garage is perfect for parking, additional storage, or even a workshop. The combination of prime location, cherished history, and fantastic amenities makes 53 Queens Gardens a truly inviting prospect for those seeking to make their first step onto the property ladder or find their perfect family home.



Extras: All floor coverings, blinds, light fittings, integrated oven, hob, hood and 2 garden sheds (no warranty)



Location: East Calder is a charming village located in West Lothian, approximately 13 miles west of Edinburgh and 7 miles east of Livingston. Its strategic position near the A71 makes it ideal for commuters who work in Edinburgh, Livingston, and the surrounding areas. The village benefits from nearby access to the M8 motorway and close proximity to rail services at Kirknewton and Livingston South, providing convenient transport links across the central belt.

East Calder has maintained a traditional village feel while experiencing growth and modern development in recent years. The blend of historical charm and modern amenities gives the village a unique character. With a growing population, it attracts families, professionals, and retirees alike who seek a quieter lifestyle while remaining close to major urban centres.

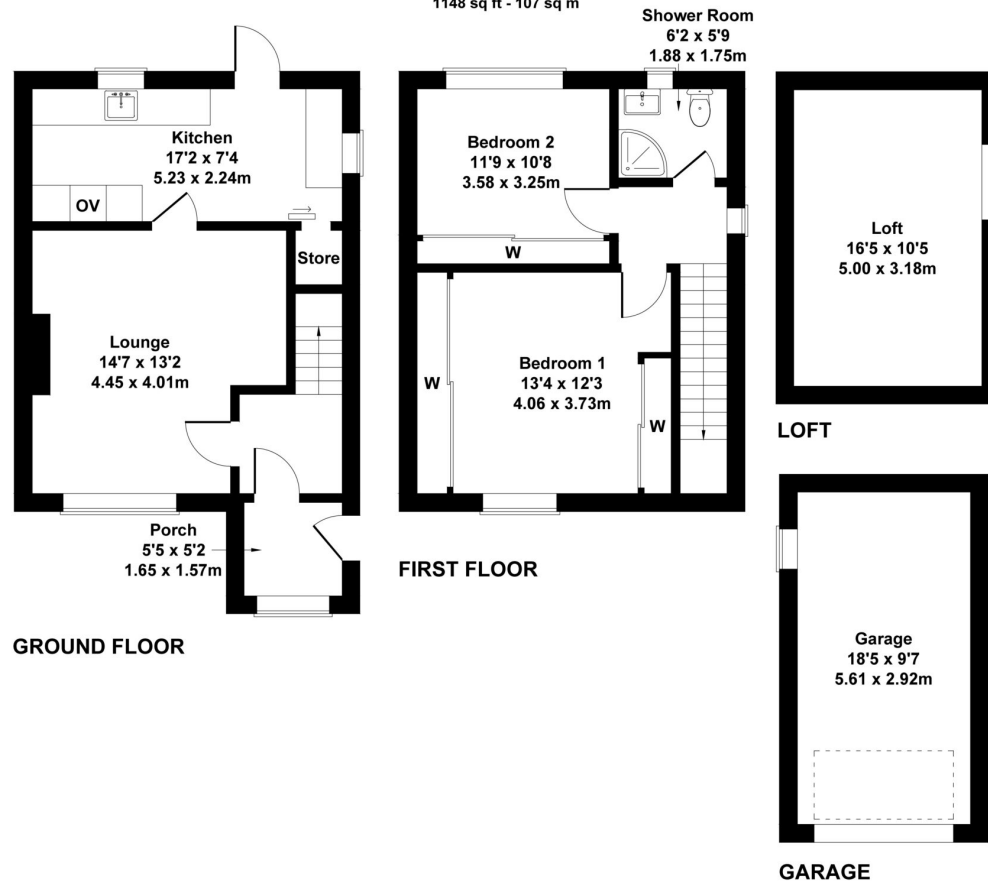
East Calder is well-serviced with a variety of local shops, supermarkets, cafes, and pubs that cater to the needs of its residents. For families, East Calder is home to East Calder's newly built Primary School, and for secondary education, children typically attend the nearby highly desirable West Calder High School. In addition, there are numerous childcare options, including nurseries and after-school programs, providing support for working parents.

East Calder is surrounded by picturesque countryside, offering numerous outdoor activities for nature lovers. Almondell & Calderwood Country Park, one of the key attractions, offers scenic walks, woodland trails, picnic areas, and wildlife watching. The park is a popular destination for families, dog walkers, and those looking to enjoy the outdoors. Additionally, East Calder has well-maintained local parks and sports facilities, contributing to an active community life.



53 Queens Gardens, East Calder

Approximate Gross Internal Area
1148 sq ft - 107 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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