



East Calder | Almondell Terrace | Offers Over £140,000

Rarely available semi-detached bungalow with fantastic gardens, private parking area and spacious accommodation throughout.



Nestled in the heart of the popular village of East Calder, this rarely available semi-detached bungalow offers a fantastic opportunity for first-time buyers, downsizers, or anyone looking for a move-in-ready home in a sought-after location. With an open outlook to the front and a private rear garden, this delightful property combines comfort, convenience, and modern living.

Upon entering, the welcoming hallway provides access to all accommodation and features stylish laminate flooring and elegant oak internal doors. A hatch to the loft space offers additional storage potential.

The bright and inviting front-facing lounge enjoys picturesque views over the green, creating a relaxing and peaceful atmosphere. Beautifully decorated, this generous living space seamlessly flows into the semi-open-plan kitchen, making it perfect for both everyday living and entertaining. A handy store cupboard offers additional storage.



The contemporary kitchen is fitted with sleek white high-gloss base and wall units, complemented by stylish white hexagonal splashback tiles and modern worktops. It is fully equipped with an integrated oven, hob, microwave, and fridge, while there is also space for a free-standing washing machine. A convenient pantry store provides extra storage, and a door leads directly to the garden.

The spacious double bedroom is bathed in natural light thanks to a large front-facing window. A full wall of fitted wardrobes, with one section designed as a walk-in closet, ensures ample storage, while still leaving plenty of space for additional freestanding bedroom furniture.

Completing the accommodation, the modern bathroom is fitted with a white WC, a sink with a high-gloss vanity unit, and a bath with an overhead shower. Attractive splashback tiling to the walls and wet wall panelling in the shower area add to the contemporary appeal, while the laminate tile-effect flooring enhances the stylish finish. A rear-facing window allows for natural light and ventilation.



The fully enclosed rear garden has been designed for easy maintenance, featuring a combination of decorative chips and decking, ideal for outdoor dining and relaxation. A gated driveway to the rear provides secure off-street parking on a monoblocked area. Additional benefits include an external store cupboard and a charming, covered seating area just off the kitchen, allowing you to enjoy the fresh air even on rainy days.

The side garden is well maintained with established bushes and shrubs, while a garden shed provides extra storage. A gate offers convenient access to the front of the property. Additional features include gas central heating and double glazing, ensuring year-round warmth and energy efficiency.

This wonderful home is set within a welcoming community and offers easy access to local amenities, transport links, and green spaces, making it an ideal choice for a wide range of buyers. Early viewing is highly recommended to fully appreciate all that this superb property has to offer.



Extras: Floor coverings, light fittings, integrated oven, hob, microwave and fridge and the garden shed.

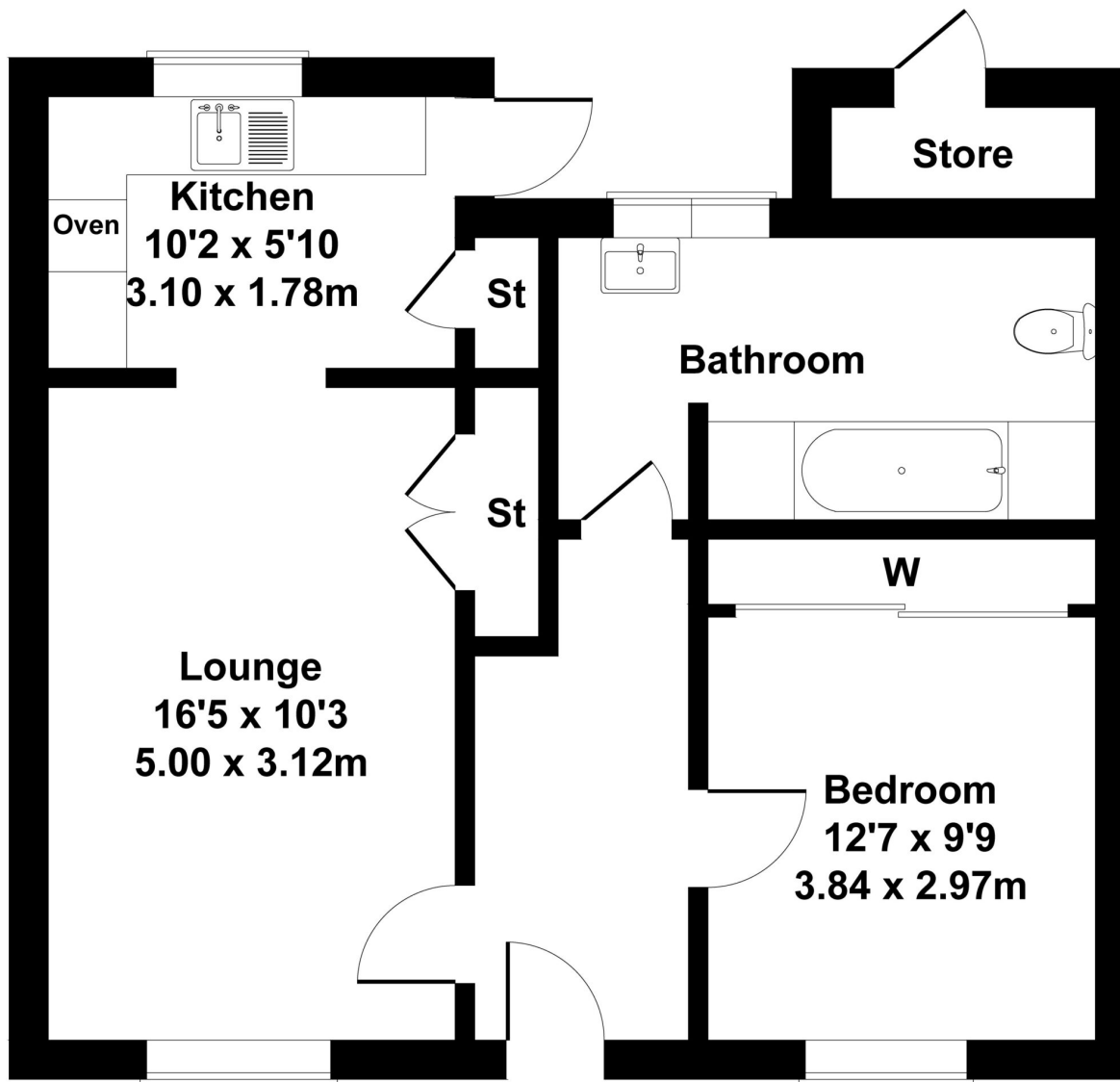
Location: East Calder is a charming village located in West Lothian, approximately 13 miles west of Edinburgh and 7 miles east of Livingston. Its strategic position near the A71 makes it ideal for commuters who work in Edinburgh, Livingston, and the surrounding areas. The village benefits from nearby 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.





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