

Peterkin & Kidd

Solicitors and Estate Agents

78

ORMISTON DRIVE
EAST CALDER, EH53 0RN



FIXED PRICE £307,950

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Enjoying a cul-de-sac setting, this extended detached villa has recently been upgraded and is walk-in condition. It also benefits from a discrete 4 person lift at the rear of the property allowing for easy access between floors for those with mobility issues.

There is a large glazed porch to the front with steps to the front door which gives access to the hall with under stair cupboard and stairs to the upper floor.

French doors lead to the living room to the front which has a gas fire and surround and ample space for freestanding furniture. An open doorway leads to the open plan dining room / kitchen. The dining area has a window to the front and space for freestanding furniture. The kitchen is fitted with a range of white gloss wall and base units with 1.5 ceramic sink, complementary worksurfaces and tiling to splashback. The range stove with 7 burners, oven and slower cooker, the extractor hood, fridge and dishwasher are included in the sale but are not warranted. Window to rear.

French doors lead through to the rear hall which has wall and base units, access to the lift and a door to the rear garden.

There is a modern, fully tiled, cloaks/WC with wash hand basin and WC.

The re-fitted utility room is to the rear with a sink, modern wall and base units and splashback tiling. The washing machine and tumble dryer are included in the sale but are not warranted. Door to conservatory.

There is a large conservatory to the rear with ample space for furniture and a door to the garden. A further door leads to a study which could also be utilised as a playroom or gym. Cupboard housing boiler.

On the upper floor, there are three bedrooms.

Bedroom 1 has space for freestanding furniture and a window to the rear. There is an en-suite wet room with wet wall panelling, semi-pedestal wash hand basin, WC and shower. Leading off, is a dressing area with windows to the front and side and access to the lift. Hatch to attic.

Bedroom 2 is to the front with a built-in mirror doored wardrobe.

Bedroom 3 is to the front with open aspects.

The fully-tiled bathroom completes the accommodation and is fitted with a white suite, comprising wash hand basin, WC and bath. Cupboard housing tank. Window to rear.

ACCOMMODATION

Entrance porch
Hall
Living room, conservatory, study
Fitted kitchen open plan to dining room
Cloaks/WC, utility room
3 bedrooms (master with en-suite wet room)
Bathroom

Gas central heating, double glazing
4 person lift

EXTRAS

All fitted carpets, floor coverings, curtains, blinds, light fittings, gas fire and surround and the white goods as specified are included in the sale. Some furniture may be available separately.





GARDENS

There are gardens to the front and rear of the property. The front garden is low maintenance with a tree. The rear garden is low maintenance with slatted and chipped areas and trees. Machinery cupboard for lift.

DRIVEWAY

There is monobloc off-street parking to the front.

VIEWING

Viewing by appointment with Property Department, Linlithgow on 01506 840000.

WHAT3WORDS
colder.mysteries.busters

SITUATION

The village of East Calder continues with its expansion plans which brings the benefits of a Partnership/Community Centre with health centre, administration office, playgroups and a library. In addition, there is a Post Office, village pub/restaurant, two supermarkets and two primary schools.

The town of Livingston which is a short drive away, provides an extensive range of shops with The Centre, The Elements and Designer outlet together with a multi-screen cinema.

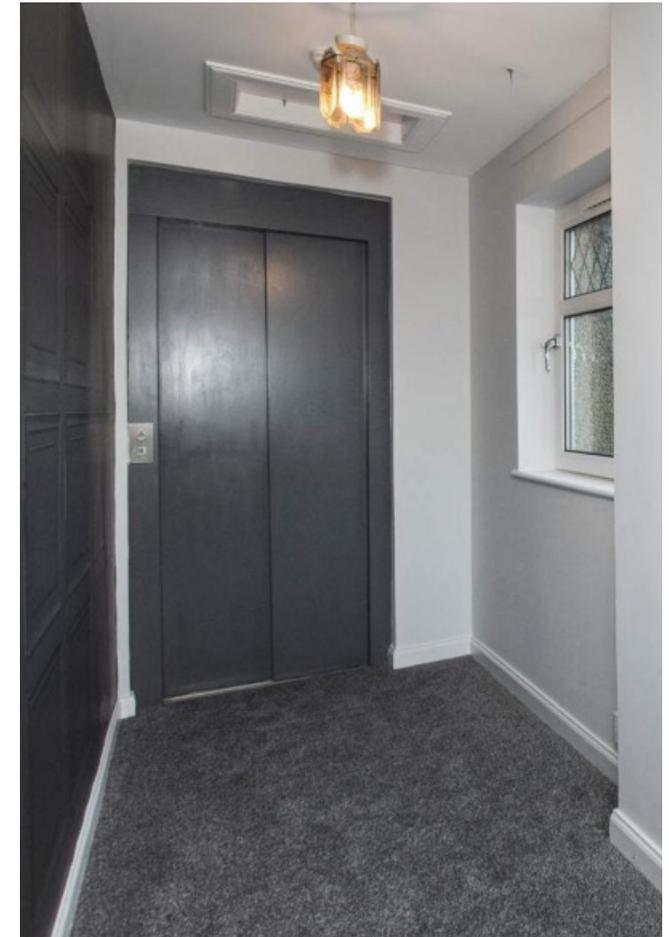
The property is within easy commuting distance to Edinburgh and the Hermiston 'Park and Ride' buses to the city centre. It is also easily accessible to the A71 and M8/M9 motorway network for travel throughout the central belt and beyond. Local buses serve the surrounding towns with railway stations at Kirknewton, Murieston (Livingston South) and Uphall offering regular services to both Edinburgh and Glasgow.



OTHER
COUNCIL TAX BAND: E

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.

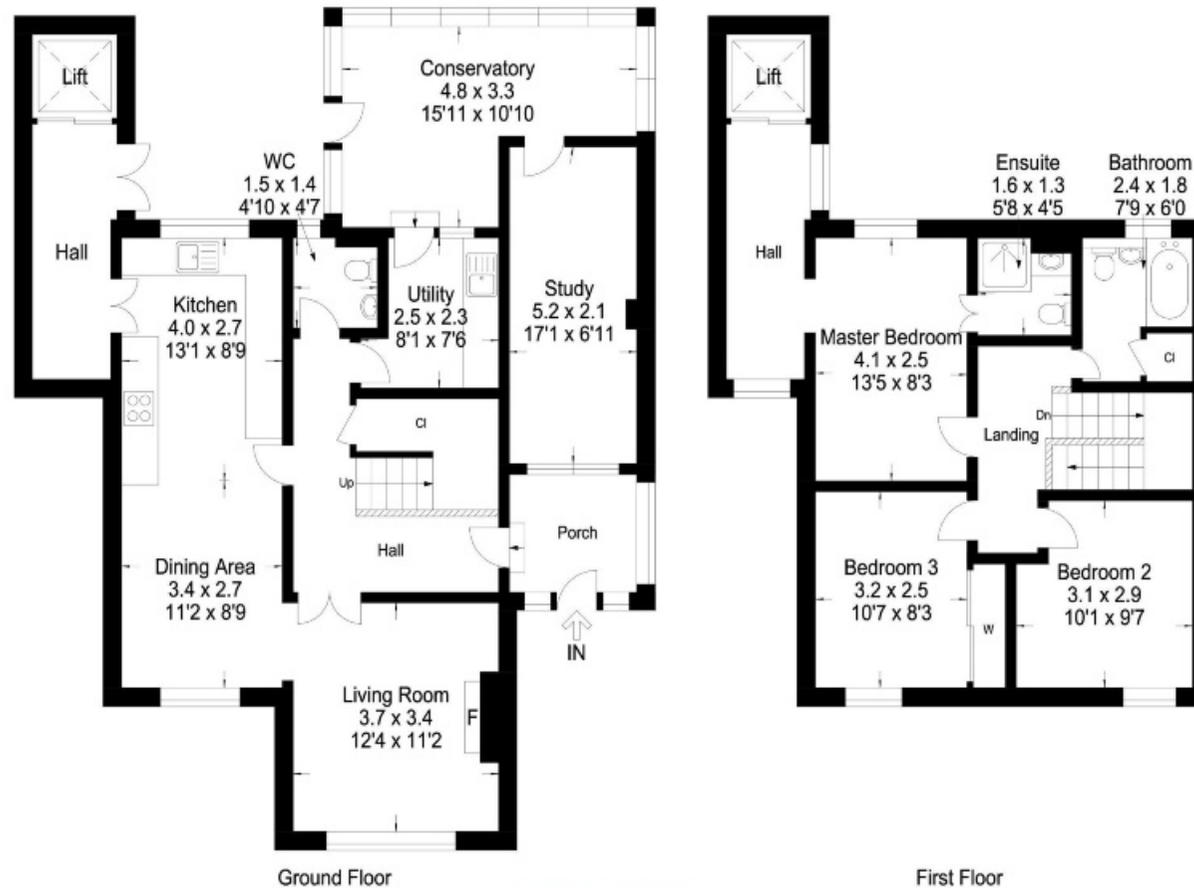
Recently upgraded, detached villa with discrete 4-person lift





WE CAN HELP

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vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2024

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We can open doors for you

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