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20 Langton Grove, East Calder, Livingston, EH53 0BF



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Enjoying a quiet residential setting in the popular village of East Calder, this modern, semi-detached house offers spacious accommodation, including three bedrooms, two bathrooms, and well-proportioned living space, in addition to an enclosed rear garden, an integrated garage, and a double driveway. Within walking distance of local amenities and schooling, and well-placed for excellent commuter links into Edinburgh and Glasgow, the attractive, southwest-facing property represents a highly-desirable family home in a well-connected, village location.

The front door opens into a bright entrance hall, leading into the home's living room on the left. Comfortably carpeted and presented with a classic, neutral backdrop, this reception room is further enhanced by a leafy, open outlook and a sunny, southwest-facing aspect. Space and versatility offer various lounge configurations to suit the new owners' style and needs as well. Next door, the dining kitchen is the heart of this family home. Here, there is ample room for a large dining table and chairs, promising a perfect setting for family meals and entertaining, and the spacious area extends onto a patio in the rear garden for alfresco dining and barbecues. A built-in cupboard provides useful pantry storage, whilst the stylish cooking zone comprises modern, white cabinetry, granite-inspired worktops, and mosaic-tiled splashbacks. It is also fully-integrated with a good range of kitchen appliances. Conveniently-adjointed, a utility room provides a discreet place for laundry and further cabinet storage. Accessed from here is a handy WC, completing the ground floor. Upstairs, a landing, with storage, leads to three individually-styled bedrooms, supplemented by built-in wardrobes, with the principal bedroom further benefiting from a chic, en-suite shower room. Finally, a family bathroom matches the impeccable standards of the en-suite, featuring a bathtub, with an overhead shower, a pedestal washbasin, a WC, and a chrome, ladder-style radiator. Gas central heating and double glazing are throughout, and the home is protected by an efficient alarm system and CCTV.

Externally, the large rear garden features a wide, paved patio and a newly-laid, easy-upkeep AstroTurf lawn. A front, double driveway provides private parking and leads to an integrated single garage.

EPC Rating - C



NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

FIRST FLOOR



SECOND FLOOR



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Dimensions

Living Room	5.10m x 2.80m
Dining Kitchen	2.80m x 5.14m
Bedroom 1	3.56m x 3.76m
En-suite	1.47m x 1.9m
Bedroom 2	3.75m x 3.21m
Bedroom 3	2.58m x 3.74m
Bathroom	1.58m x 2.92m

Extras to be included in the sale

Included in the sale are all fitted floor coverings, window coverings, light fittings, integrated kitchen appliances (gas hob, oven, fridge/freezer, and dishwasher), and the washing machine.



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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.