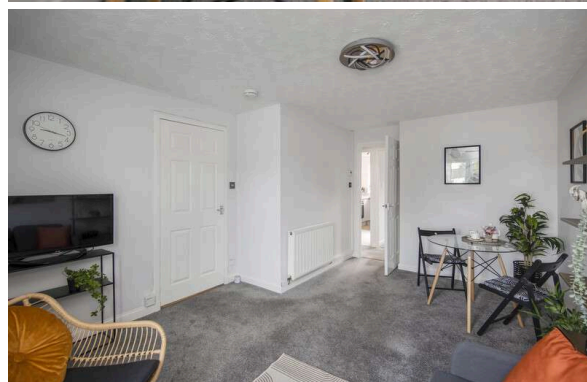




22 Limebank Park  
EAST CALDER | EH53 0QU

  
**warners**  
solicitors & estate agents



## 22 Limebank Park

EAST CALDER | EH53 0QU

Nestled in the sought-after neighbourhood of East Calder, this upper flat is offered to the market in true move-in condition and would make an ideal home for a first-time buyer or young professional couple. As you step inside, you're greeted by a bright and inviting living room, flooded with natural light throughout the day, creating a warm and welcoming ambiance.

The heart of the home is its modern, separate kitchen featuring attractive base and wall units, offering both style and functionality. This space is perfect for culinary enthusiasts. The property offers a generously sized double bedroom, complete with a spacious wardrobe that borders on a walk-in, providing plenty of storage space for your belongings. This tranquil retreat offers a peaceful haven for relaxation after a long day. The bathroom completes the accommodation and offers a traditional three-piece white suite with shower over bath.

Overall, this upper flat in East Calder offers a perfect blend of comfort, style, and convenience, making it an ideal place to call home for those seeking a contemporary living space in a popular area.

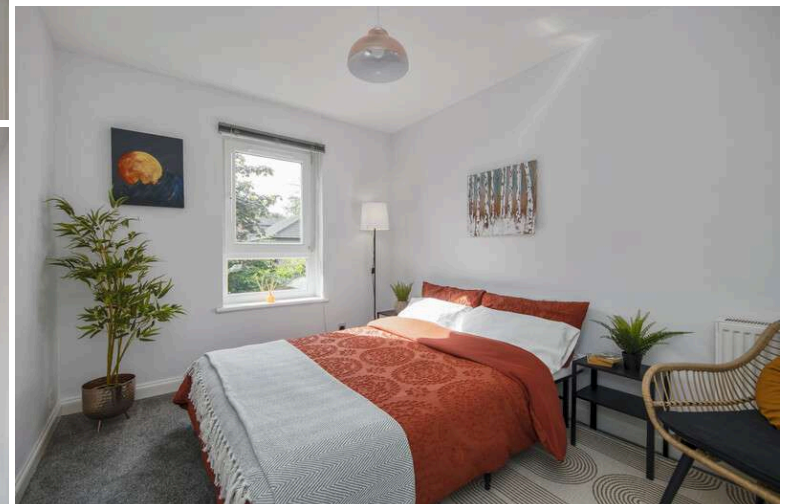
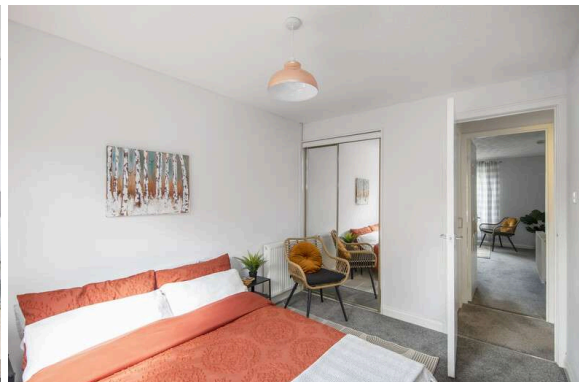
- Spacious and light-filled living room
- Contemporary kitchen with attractive units.
- Double bedroom with large wardrobe.
- Modern bathroom boasting shower over bath.
- Double glazing and gas central heating.
- Private allocated parking bay
- External store
- Partially floored attic

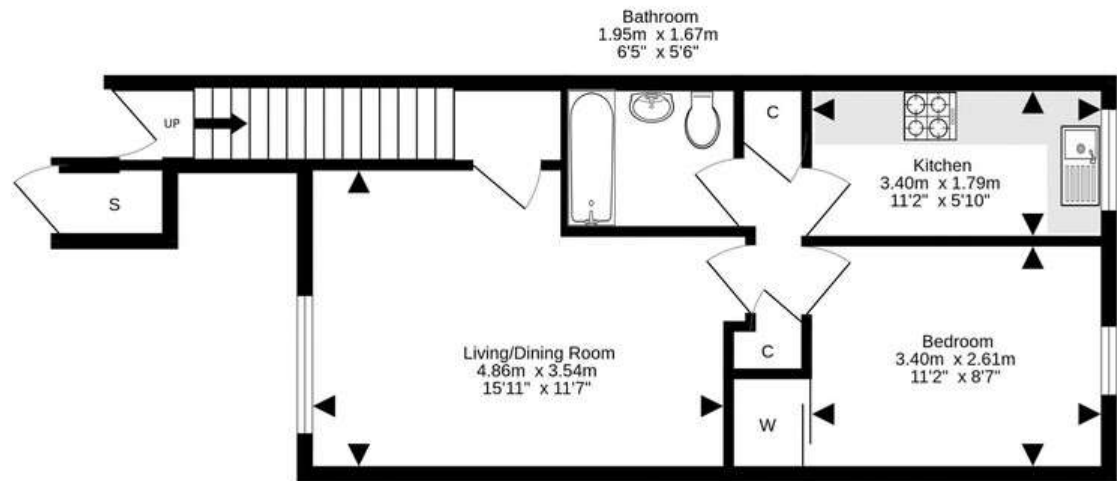
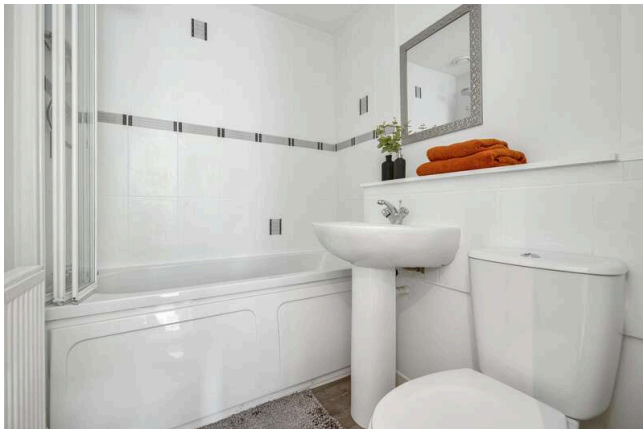
All electrical appliances in the kitchen (i.e. electric oven, ceramic hob, extractor hood, combi washer/dryer, fridge freezer), bedroom blind and curtain rail in the living room are included. EPC Rating C.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The subjects are located in the West Lothian village of East Calder, which has a good range of local amenities including schools and a sports complex. East Calder village is also within easy reach of Kirknewton Railway Station, providing links to Edinburgh and Glasgow, and it is close to the A71 providing access to the main motorway network. Livingston is close by and has an excellent range of shopping facilities which include Livingston Designer Outlet Centre and the Almondvale Shopping Centre. Livingston also has an impressive range of leisure facilities, including a cinema. The west of Edinburgh, including the Gyle shopping centre, is also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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