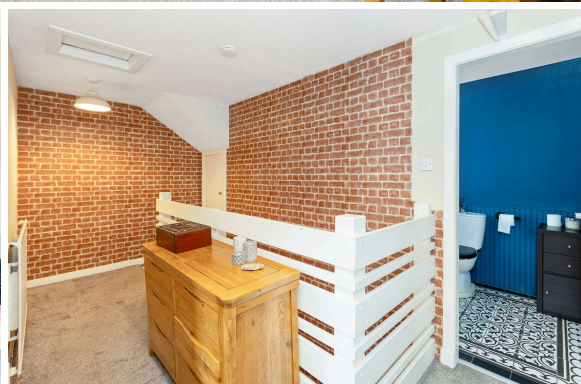




177B Main Street
EAST CALDER | WEST LOTHIAN | EH53 0EW



177B Main Street

EAST CALDER | WEST LOTHIAN | EH53 0EW

Situated in the heart of East Calder, this beautifully presented three-bedroom maisonette flat offers generous accommodation across two levels, combining traditional charm with practical modern living.

On the ground floor, the property opens into a welcoming hallway that leads to a bright and spacious living room, perfect for relaxation or entertaining guests. The modern kitchen is well designed, providing ample storage and workspace for everyday cooking. Also located on this level is a versatile third bedroom, which can easily serve as a guest room, dining room, or home office depending on your needs.

Upstairs, the property features two well-proportioned double bedrooms, both filled with natural light and offering plenty of space for furniture and storage. A neatly fitted bathroom completes the upper level, alongside a convenient storage cupboard at the top of the stairs.

This attractive maisonette enjoys a prime position on Main Street, close to local amenities, shops, schools, and excellent transport links. With generous room sizes and a flexible layout, it would make an ideal home for first-time buyers, young families, or investors alike.

Early viewing is highly recommended to appreciate the space, light, and potential this lovely property has to offer.

- Spacious three-bedroom maisonette over two levels
- Bright, well-proportioned living room
- Modern, well-equipped kitchen
- Flexible third bedroom or home office
- Central Main Street location close to amenities and transport links
- Ideal for first-time buyers, families, or investors

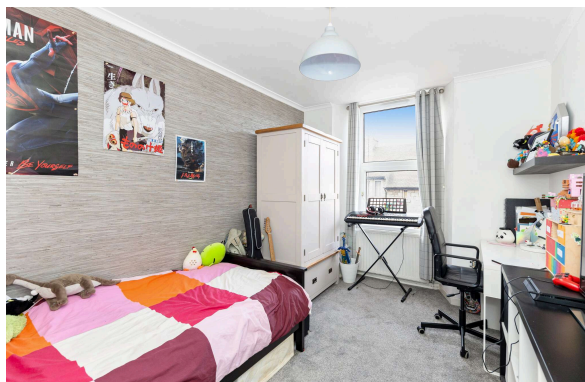
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

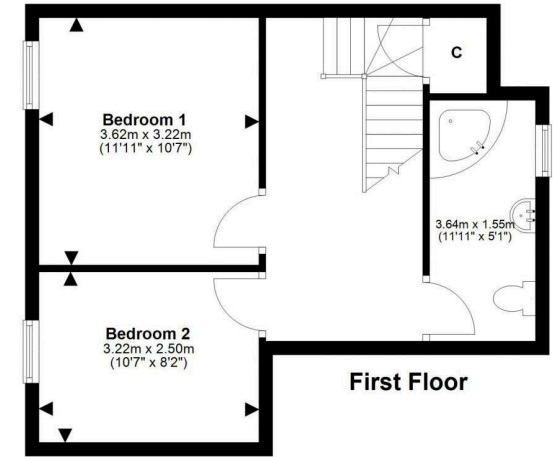
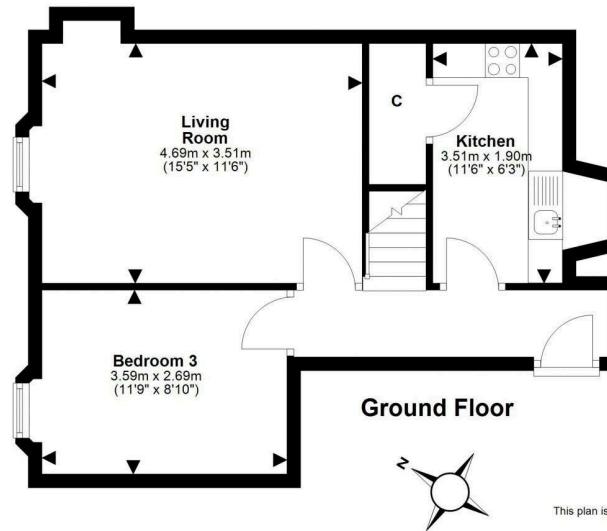


The sale will include, blinds, lampshades, fridge freezer, and light fittings.

Energy rating C. Council Tax Band C.

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.





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