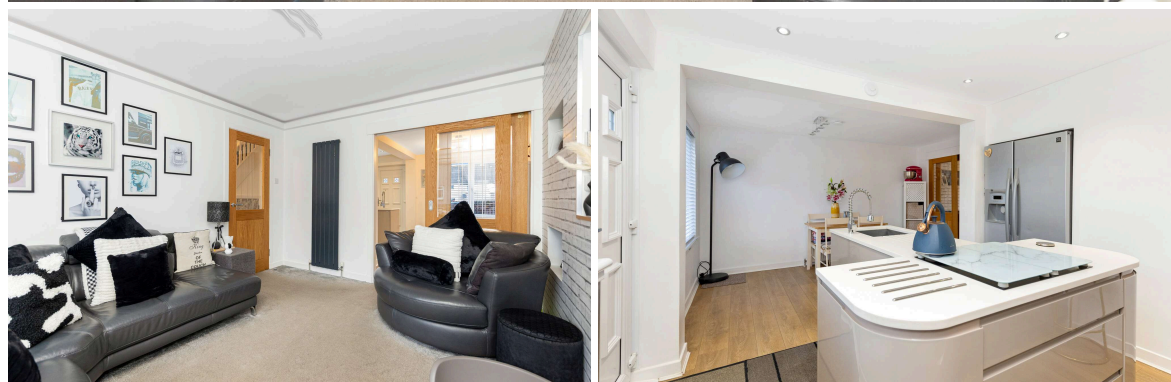




10 Mansefield
EAST CALDER | WEST LOTHIAN | EH53 0JB


warner's
solicitors & estate agents



10 Mansefield

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Beautifully presented and offered to the market in genuine move-in condition, this terraced villa enjoys a quiet position within a popular modern development in East Calder. The home will appeal to a range of buyers, particularly first-time purchasers, professionals and young families looking for a well-finished property in a convenient location.

The accommodation is welcoming throughout, starting with an entrance hallway offering a useful free-standing storage cupboard. The spacious lounge features a stylish media wall and flows through partially glazed sliding doors into a contemporary open-plan kitchen. Finished with quality cabinetry and an island that clearly defines the cooking and dining areas, the kitchen also provides direct access to the rear garden.

Upstairs are two generous double bedrooms, a further single bedroom, and a sleek modern shower room with a walk-in enclosure. The property further benefits from gas central heating and double glazing.

Externally, the front and rear gardens have been designed for low-maintenance living. The rear garden combines astro turf with a mono-blocked area, creating a private space ideal for al fresco dining and entertaining. A garden shed offers additional storage, and residents' on-street parking is available close by.

- Immaculately presented terraced villa in true move-in condition
- Quiet position within a popular residential development in East Calder
- Ideal for first-time buyers, young professionals and families
- Welcoming entrance hallway
- Generously sized lounge with media wall and sliding doors to open plan kitchen diner
- Open plan Kitchen diner boasting contemporary fitted kitchen with island and door to rear garden
- Two good-sized double bedrooms (one with integrated storage)
- Additional single bedroom with integrated storage
- Modern shower room with walk-in shower
- Low-maintenance front and rear gardens with mono blocked area, astro turf and storage shed
- Energy rating C, Council Tax band B.

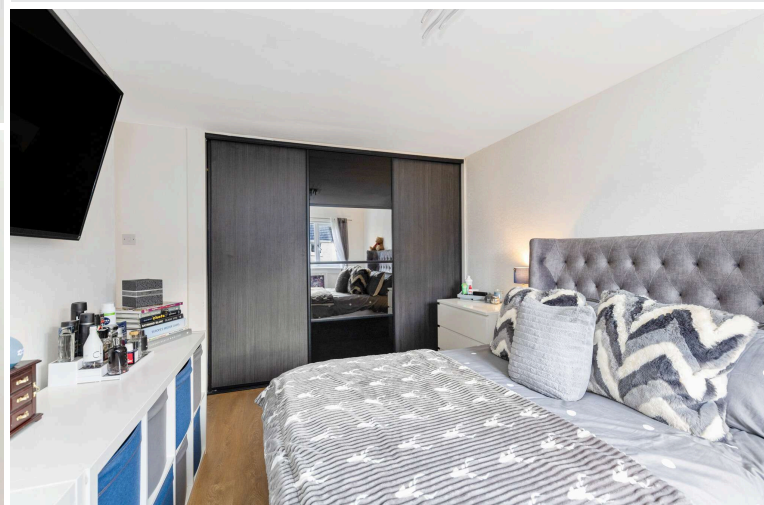
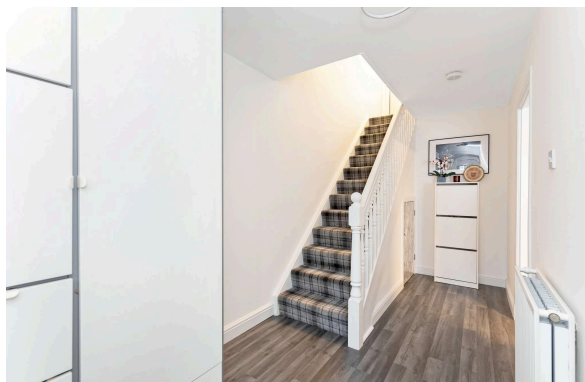
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

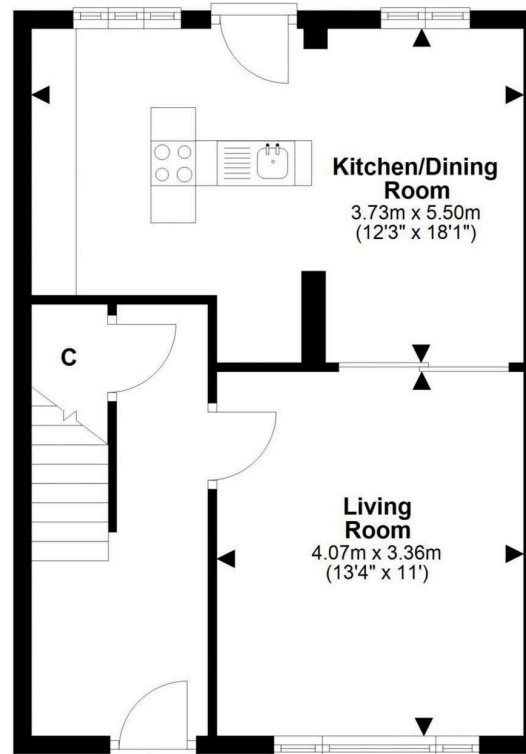
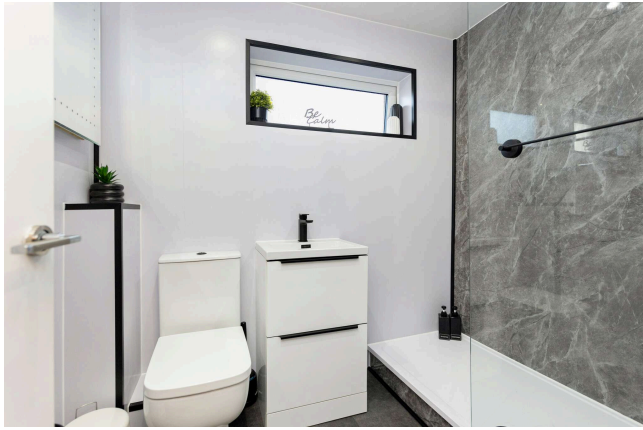


Included in the sale are all blinds and light fittings, fridge freezer, washing machine and tumble dryer.

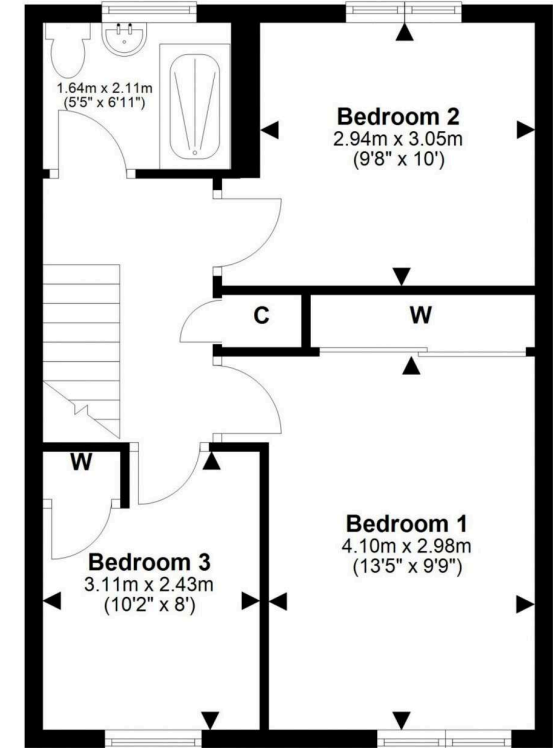
Factor fee of approximately £165 per year.

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.





Ground Floor



First Floor



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.