



111 Langton View

East Calder, Livingston, West Lothian EH53 0RB



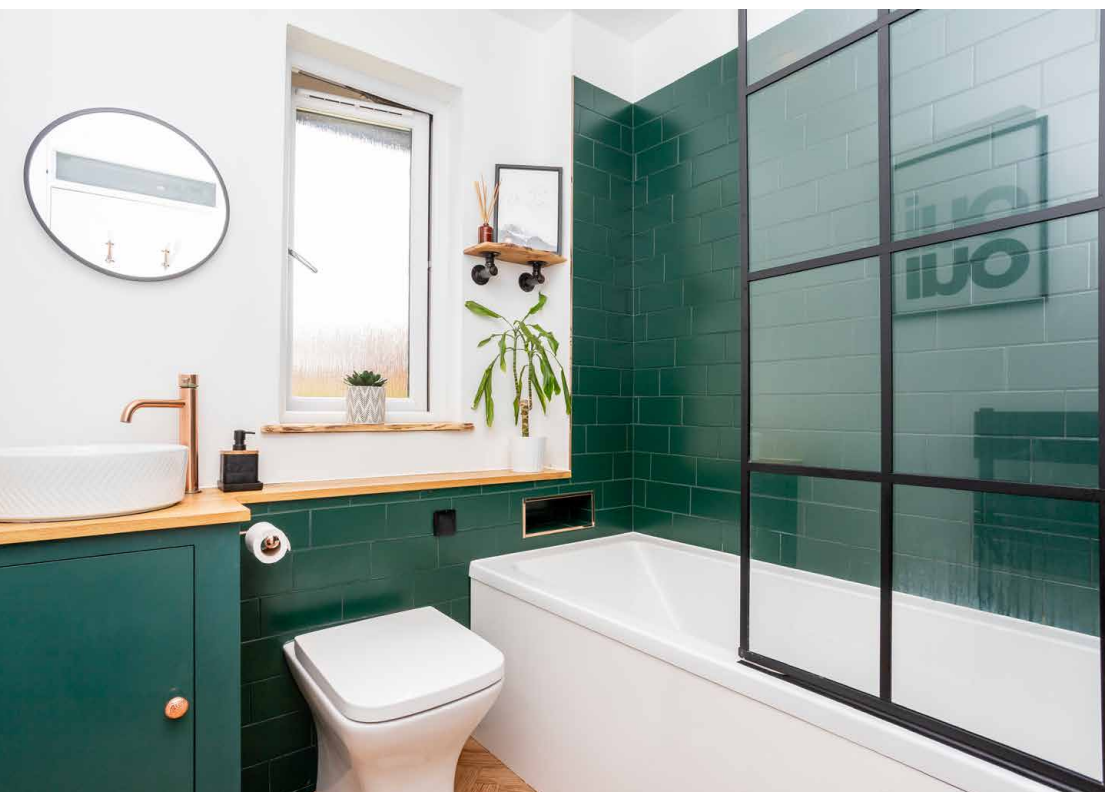
Property Summary

Set within a popular East Calder development, this stylish two-bedroom semi-detached home offers bright, well-presented accommodation, an enclosed rear garden, and generous private parking. The ground floor comprises an inviting living room with wood flooring and a contemporary feature fireplace, plus a spacious dining kitchen with garden access and room for everyday meals. Upstairs are two bedrooms, including a generous principal bedroom with mirrored wardrobes, and a striking modern bathroom featuring green metro tiling, copper-toned fittings, and a shower-over-bath. Outside, the landscaped rear garden combines lawn and decked seating areas, creating an appealing space for relaxing and entertaining in summer. Extras: All fitted floor and window coverings and light fittings are included.

Property Features

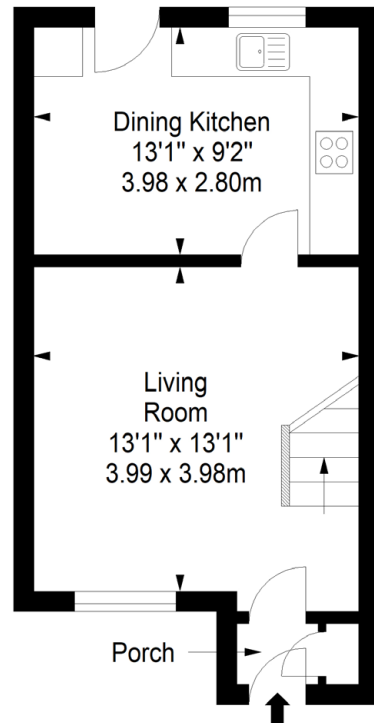
- Stylish two-bedroom semi-detached house
- Popular residential setting in East Calder
- Bright and well-presented interiors
- Inviting living room with wood flooring
- Contemporary feature fireplace
- Spacious dining kitchen with garden access
- Generous principal bedroom with mirrored wardrobes
- Flexible second bedroom or home office
- Modern bathroom with a shower-over-bath
- Enclosed rear garden with an open outlook
- Lawn, decked seating areas and timber workshop
- Generous private driveway and front garden
- EPC Rating - C



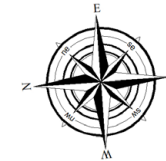
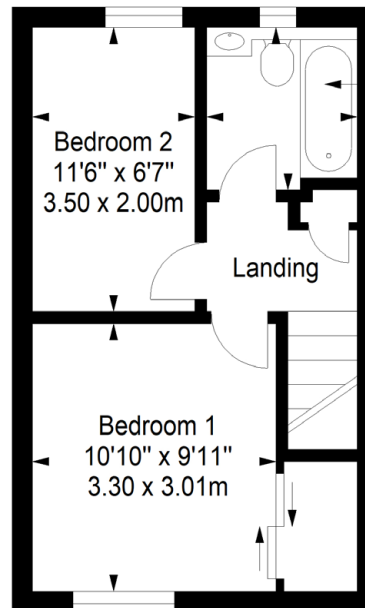


Floorplan

Ground Floor
Approx. 29.5 sq. metres (317.5 sq. feet)

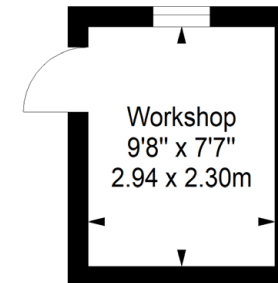


First Floor
Approx. 27.8 sq. metres (299.3 sq. feet)



Bathroom
6'8" x 6'2"
2.02 x 1.89m

Workshop
Approx. 6.8 sq. metres (73.2 sq. feet)



Total area: approx. 57.3 sq. metres (616.8 sq. feet)

All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106