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22 Laurelbank Court, East Calder

Offers Over £115,000





East Calder is a beautiful village located in West Lothian, Scotland. It is situated approximately 10 miles west of Edinburgh city center, making it an ideal location for those who want to enjoy the tranquil countryside while still being close to the city. The new Calderwood development in East Calder offers a range of modern and stylish properties, including apartments, townhouses, and detached houses. The development is conveniently located close to local amenities, such as supermarkets, cafes, and restaurants. It is also in close proximity to schools and nurseries, making it an ideal location for families. The development has easy access to the M8 motorway, providing excellent transport links to Edinburgh and Glasgow. With its stunning views, peaceful surroundings, and excellent location, East Calder is the perfect place to call home.

This well presented ground floor one bedroom flat offers an excellent opportunity for first time buyers or those seeking a conveniently located home, with the added benefit of being available as a chain free purchase. The property features its own main door entrance, ensuring both privacy and ease of access. Internally, the flat is thoughtfully arranged to provide comfortable and modern living, with a spacious lounge area that allows for flexible furnishing options and creates a welcoming atmosphere for relaxing or entertaining guests. The adjoining kitchen is fitted with a range of contemporary units and integrated appliances, providing ample workspace and storage for every-day needs. The double bedroom is generously sized, offering space for additional furniture and benefitting from built-in storage solutions. A modern bathroom suite, complete with a bath and shower over, further enhances the practicality of

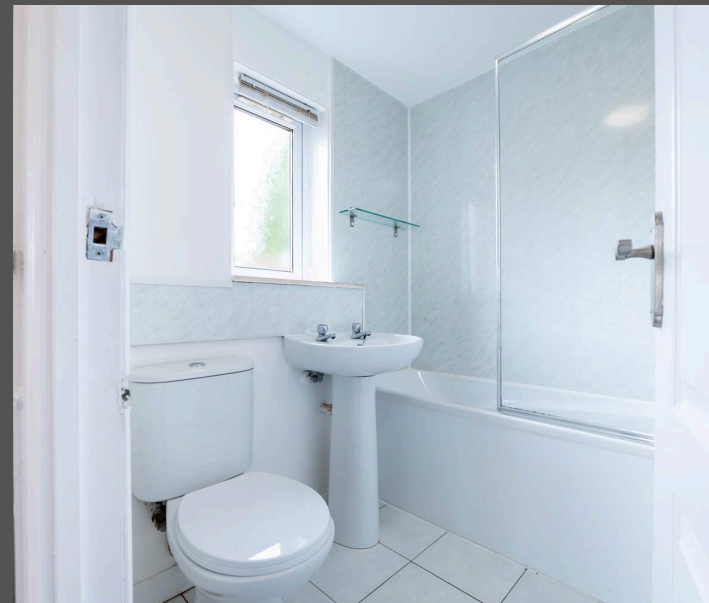


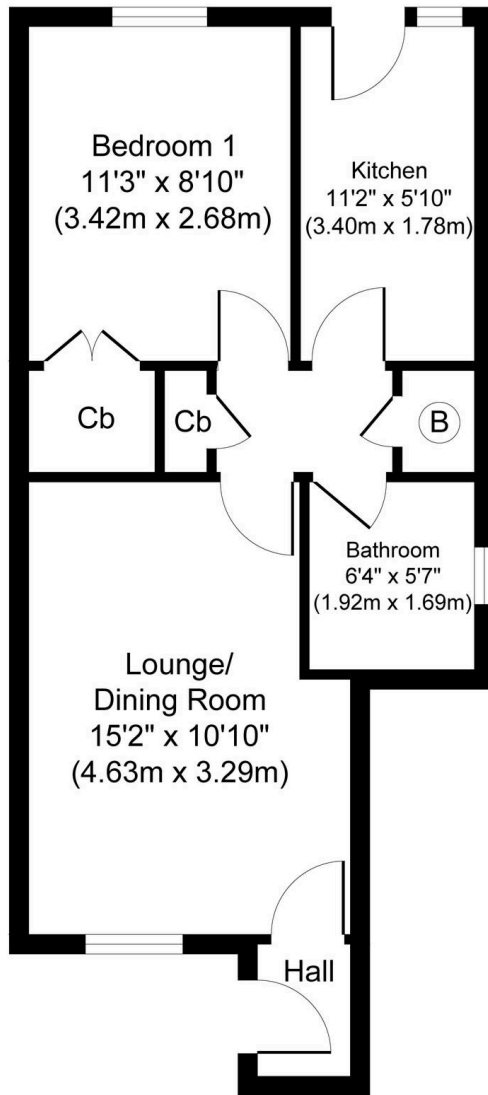
22 Laurelbank Court

East Calder, Livingston

- Well Presented Ground Floor One Bedroom Flat
- Main Door Entrance
- Chain Free Purchase
- Ideal For First Time Buyers
- Excellent Location Close To Public Transport Links
- Private Fully Enclosed Wrap Around Rear Garden
- Private Driveway And Separate Allocated Space
- Good Storage Throughout

Chain free ground floor 1-bed flat with private entrance, modern kitchen, spacious lounge, storage, driveway plus parking space. Close to transport and amenities. Move-in ready. Early viewing advised.





Approximate Floor Area
434 sq. ft
(40.29 sq. m)





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