

COULTERS[©]

8 BEECHBANK CRESCENT

EAST CALDER, WEST LOTHIAN, EH53 0DX

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

8 Beechbank Crescent is a three-bedroom semi-detached home with private gardens, a detached garage and driveway parking, situated within a popular residential area of East Calder.

The property has been well-maintained over the years and offers bright, practical accommodation, presenting an excellent opportunity for a purchaser to personalise the interior to suit their own requirements.

The accommodation is entered through a vestibule leading into a central hall with useful storage. To the front is a spacious living room which flows openly into a separate dining room, creating a flexible reception space with good natural light from windows to both elevations. The kitchen is positioned to the rear of the property and is fitted with a range of contemporary wall and base units, generous worktop space and direct access to the garden.

KEY FEATURES



Semi-detached house in quiet neighbourhood.



Private gardens to both front and rear.



Kirknewton train station close by.



EPC Rating - C



Three bedrooms available.



Driveway and garage.



Village amenities accessible on foot.



Council Tax Band - C



On the first floor there are three bedrooms, two of which are comfortable doubles with fitted storage, together with a single bedroom which could equally serve as a home office or nursery. A shower room completes the accommodation.

Externally, the property enjoys a low-maintenance front garden and a fully enclosed rear garden with paved areas and space for outdoor seating. A detached garage and private driveway provide off-street parking and additional storage.

The property benefits from double glazing and gas central heating.



THE LOCAL AREA

East Calder is a well-established West Lothian village offering a range of local amenities including shops, cafés, primary school and everyday services. The area is popular with commuters due to its convenient position between Edinburgh and Livingston, with excellent transport links via the nearby A71, M8 motorway and rail services available from Kirknewton and Livingston stations.

A wider selection of shopping, leisure and recreational facilities can be found in Livingston, including Livingston Designer Outlet, supermarkets, restaurants and leisure centres. The surrounding countryside provides a variety of walking and cycling routes, while several golf courses and country parks are located nearby.

EXTRAS

All curtains, blinds, light fittings, fitted flooring and white goods are included in the sale price.

HOME REPORT VALUATION: £230,000



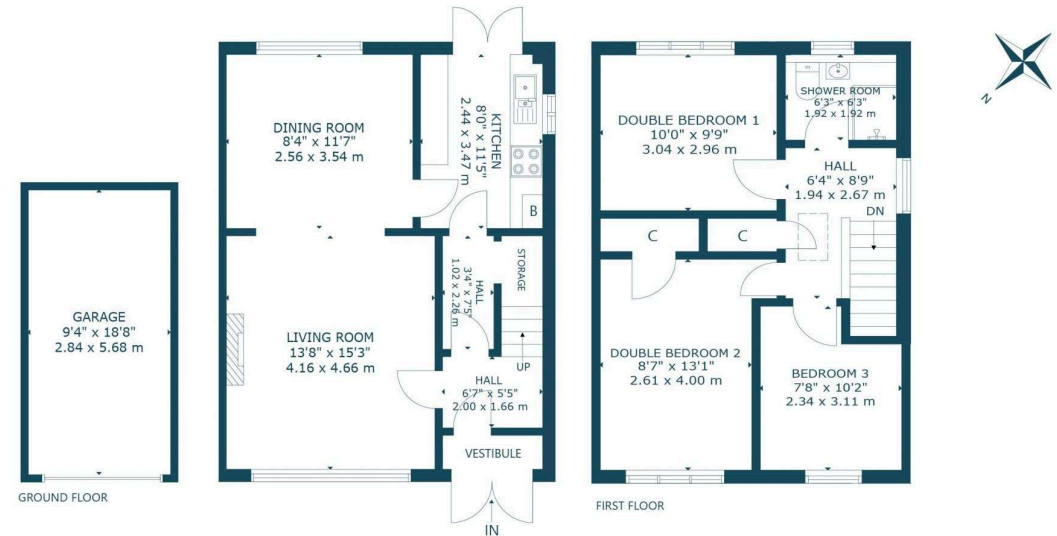
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 998 SQ FT / 92 SQ M
GARAGE 174 SQ FT / 16 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.