



Langton Avenue, East Calder, West Lothian, EH53 0DW

East Calder - Offers Over £205,000











This attractive red brick semi-detached home offers an ideal setting for modern family living, combining well-proportioned accommodation with excellent outdoor space. A paved pathway leads to the front door, with the property further enhanced by a gated driveway and a front garden laid to lawn, creating a welcoming first impression.

To the rear, the fully enclosed south-facing garden provides a fantastic outdoor space that is both child and pet friendly. Laid mainly to lawn with a paved patio area, it is perfect for relaxing, entertaining or family play, with a garden shed included for additional storage.

The front door opens into an entrance vestibule, which in turn leads through to the main entrance hallway. This practical and well-designed space offers exceptional storage, with two large cupboards providing ample room to neatly store coats, shoes and everyday belongings. The hallway also gives access to the lounge, kitchen/diner and ground floor cloakroom, with a further door leading directly out to the garden. Stairs rise to the upper level.

The lounge is a bright and inviting room, finished with laminate flooring and neutral decor. A large front-facing window overlooks the garden, allowing natural light to flood the space while an electric fire with surround creates a cosy focal point.

The ground floor cloakroom is a particularly handy feature, fitted with a WC and wash hand basin, ideal for family life and visiting guests.

To the rear of the property, the well-equipped kitchen/diner offers a sociable space for everyday living. Fitted with a range of base and wall units, plank-effect vinyl flooring, co-ordinating worktops and splashback tiling, there is also ample room for a dining table and chairs, making it perfect for enjoying family mealtimes.

Upstairs, the accommodation continues to impress with three generously proportioned double bedrooms and a modern shower room. A hatch provides access to the loft space, while yet another storage cupboard on the landing further highlights the excellent storage throughout the home. All three bedrooms are bright, freshly presented and offer space for free-standing furniture as required, with bedrooms one and three benefiting from built-in storage.

The shower room is modern in style and fitted with a white three-piece suite comprising a WC, wash hand basin and corner shower cubicle. Finished with an elegant wet wall panelling, a panelled ceiling with spotlights, vinyl flooring, vanity storage and a heated stainless steel towel rail, it provides a clean and contemporary finish.

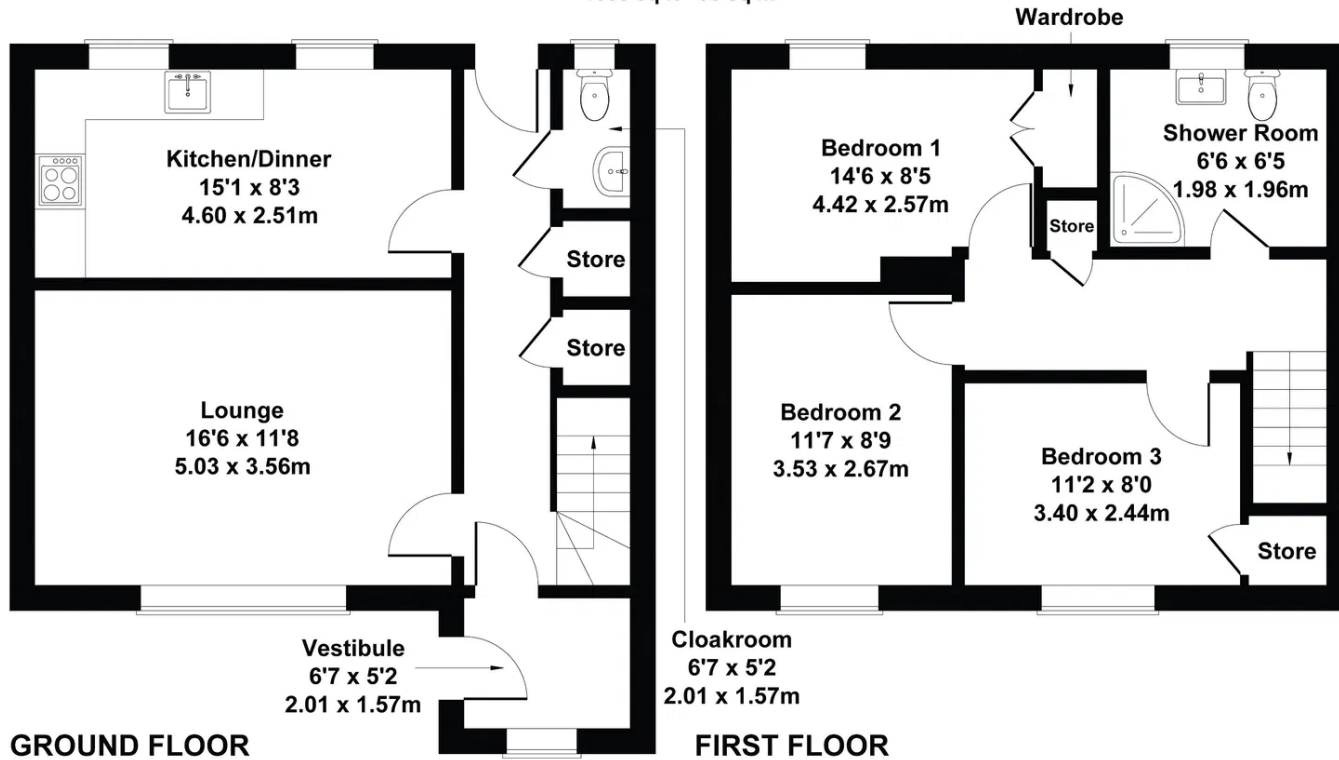
Further benefits include gas central heating and double glazing throughout, completing this fantastic family home.

Extras: Floor coverings, light fittings, free-standing cooker, washing machine, dishwasher (no warranty) and the garden shed.



## 4 Langton Avenue, East Calder

Approximate Gross Internal Area  
1000 sq ft - 93 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.

