



FOR SALE  
**REMAX**  
PROPERTY



**REMAX**  
Property

Castle Crescent, East Calder, EH53 0QQ

Offers Over £184,000



Set within a well-established and popular part of East Calder, this well presented 2-bedroom home on Castle Crescent, EH53 0QQ offers comfortable, move-in ready living, in a great setting. Sharon Campbell and REMAX Property are delighted to bring this property to the market. A welcoming entrance hallway leads into a bright front-facing lounge, while to the rear, the kitchen offers a practical layout with direct access to the garden, making it ideal for both everyday living and entertaining.

Upstairs, the property comprises two well-proportioned bedrooms, each benefiting from good storage, along with a modern family bathroom. Externally, there is a monobloc driveway providing off-street parking, and a fully enclosed rear garden featuring a combination of patio and lawn. A substantial garage provides excellent additional space, offering flexibility for storage, a workshop, or potential home working use.

Freehold Property.

Council Tax Band C.

EPC Rating C.

No Factor Fees.

The Home Report can be downloaded on our REMAX Website.

East Calder is a highly regarded town, ideally positioned for commuters with excellent access to both Edinburgh and Glasgow via the A71 and M8 motorway network. There is a regular bus service linking to Edinburgh city centre, while nearby rail connections at Kirknewton and close proximity to Edinburgh Airport add to the area's strong transport links. The town offers a wide range of local amenities, including nursery and primary schooling, with transport available to secondary schools in West Calder and St Margaret's. Everyday conveniences include a doctors' surgery, dentist, post office, Tesco Local, Co-op supermarkets, barbers and hairdressers, along with a selection of cafés, pubs and takeaways. There is also a leisure centre, public park and football pitches within the town. Further amenities can be found in the neighbouring village of Mid Calder, while Livingston is just a short drive away, offering extensive shopping and leisure facilities across its shopping centres and retail parks. The surrounding area also provides excellent outdoor space, with nearby country parks offering scenic woodland walks, cycle routes, play areas and riverside trails.

### Front Garden and Garage

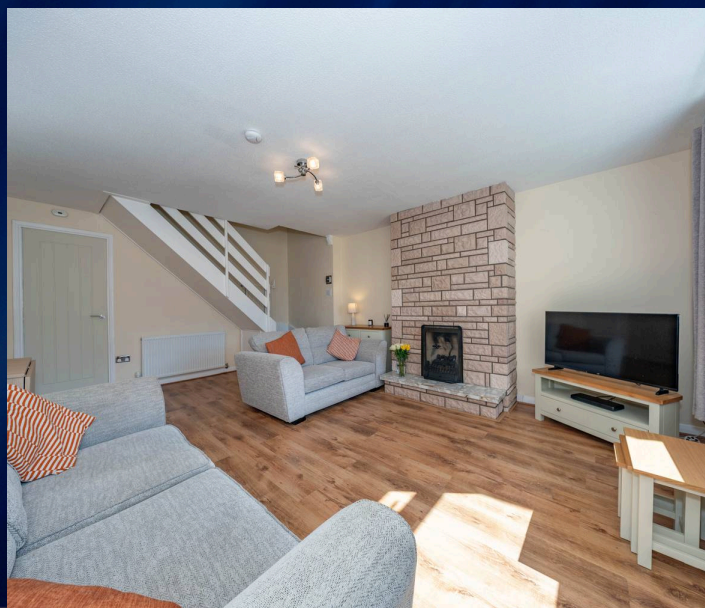
A large mono-blocked driveway welcomes you to this charming home, providing off-street parking for multiple vehicles and leading to the attached garage. There is a small area of lawn to the side, along with a paved patio section leading to the front door. A pathway runs along the side of the property, offering access through to the rear garden.

### Entrance Vestibule

A bright and welcoming entrance featuring carpeted flooring and neutral painted walls. The half-glazed uPVC front door allows for excellent natural light while maintaining privacy. The space benefits from a neatly enclosed fuse box within a cupboard, along with wall-mounted fixtures, and is completed with a ceiling light.

### Dining Lounge

5.491m x 3.901m (18'00" x 12'09") A bright and generously proportioned room featuring laminate flooring and neutral painted walls, creating a warm and inviting living space. The focal point of the room is a fixed stone-effect chimney breast with inset fire, adding character to the space. A large front-facing window allows for excellent natural light and there is space for a table and chairs. Additional features include two radiators, multiple power points, a telephone socket, a television aerial point, a smoke detector and a ceiling light.



### Kitchen

3.895m x 2.539m (12'09" x 08'03") Fitted with a range of wall mounted and base units in a light finish, this room offers good storage and worktop space. The layout incorporates a stainless-steel sink positioned beneath a rear-facing window, allowing for natural light whilst overlooking the garden. Appliances include a double electric cooker with four ring hob plus a cooker hood above, an under counter washing machine, and an American-style fridge freezer which will be included in the sale. There is also a slimline dishwasher which is not included in the sale. The room is complemented by tiled splashback areas, neutral tones to the walls and vinyl to the floor. A wall-mounted boiler, a radiator, a heat detector and multiple power points are included. A glazed door provides access to the rear garden.

### Stairs and Landing

Carpeted staircase rising from the lounge with a painted balustrade, leading to the upper landing. The landing continues with fitted carpet and neutral décor, providing access to all upper-level accommodation. There is an airing cupboard offering useful storage, along with an attic hatch fitted with pull-down ladders for additional loft access. The space is completed with a ceiling light and a smoke detector.

### Primary Bedroom

3.542m x 2.514m (11'08" x 08'02") A well-proportioned room positioned to the front of the property, with a window allowing for plenty of natural light and a pleasant outlook. The room is finished with carpeted flooring and crisp white painted walls, creating a bright and neutral space that can be easily styled to suit. There is ample room for freestanding bedroom furniture, while a built-in wardrobe provides convenient and practical storage. Additional features include a radiator, power points and an overhead light fitting, making this a comfortable and functional main bedroom.





#### **Shower Room**

1.918m x 1.898m (06'03" x 06'02") Finished with wet wall panelling and tiled flooring, this modern bathroom is fitted with a corner shower enclosure featuring a mains-powered shower and a glazed screen. A vanity unit with inset wash hand basin provides useful storage, complemented by a wall-mounted mirrored cabinet above. There is a close-coupled toilet, chrome heated towel rail and an extractor fan. A side-facing glazed window allows for natural light while maintaining privacy.

#### **Second Bedroom**

3.903m x 2.538m (12'10" x 08'04") A good-sized bedroom with a rear-facing window allowing for excellent natural light. The room is finished with neutral painted walls and a fully fitted carpet, creating a bright and comfortable feel. There is a radiator and ceiling light, along with a built-in cupboard positioned above the staircase, providing useful additional storage.

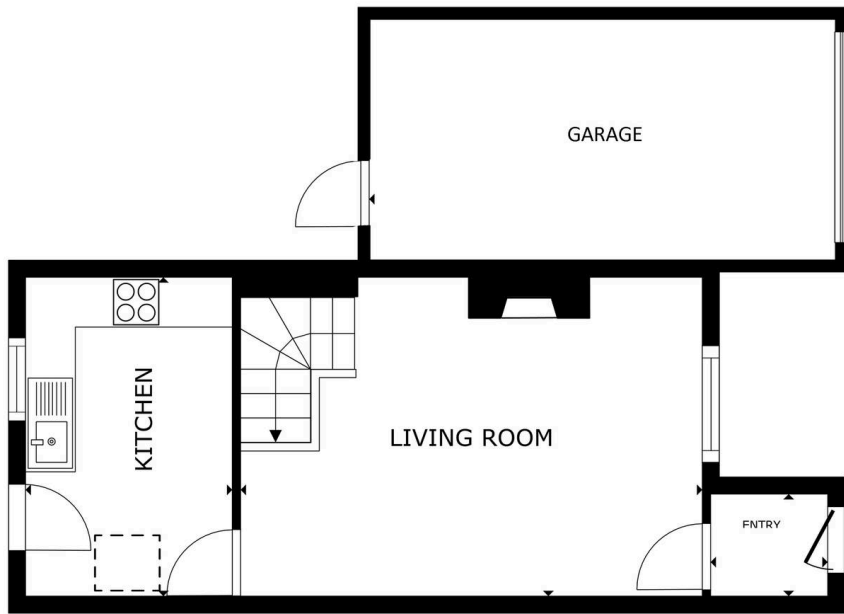
#### **Rear Garden**

The rear garden features a paved patio area directly outside the property, providing an ideal space for outdoor seating and entertaining. From here, the garden extends into a lawned section which gently slopes away, offering a good amount of usable outdoor space. There is a pathway running along the side of the house, allowing access to the front of the property. The garden is bordered by fencing and established greenery, creating a private and enclosed setting.

#### **Additional Items**

Tenure: Freehold. Council Tax Band: C Factor Fee: N/A There is unrestricted on road parking at the property. All fitted floor coverings, kitchen items mentioned, blinds, the fridge/freezer, washing machine and light fittings are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

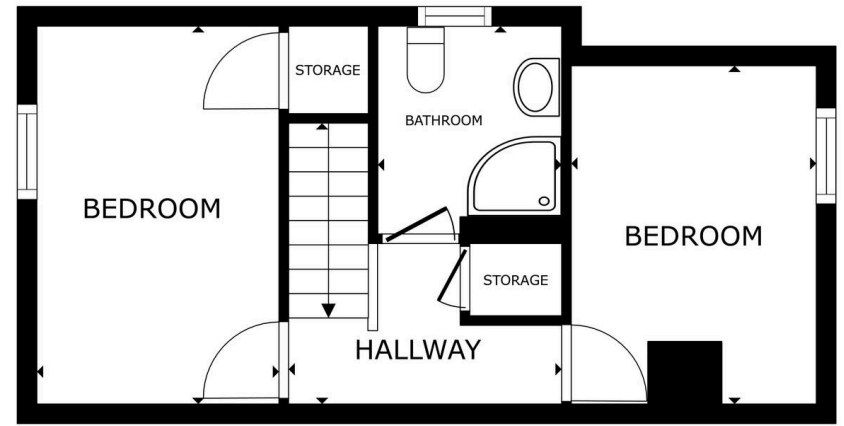




FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 33.2 m<sup>2</sup> FLOOR 2 30.8 m<sup>2</sup>  
 TOTAL: 64.0 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 33.2 m<sup>2</sup> FLOOR 2 30.8 m<sup>2</sup>  
 TOTAL: 64.0 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## REMAX Property

Remax Property, Remax House – EH54 6TS

01506  
418555

livingston@remax-  
scotland.homes



[www.remax-scotland.homes/estate-agents/livingston](http://www.remax-scotland.homes/estate-agents/livingston)

Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.