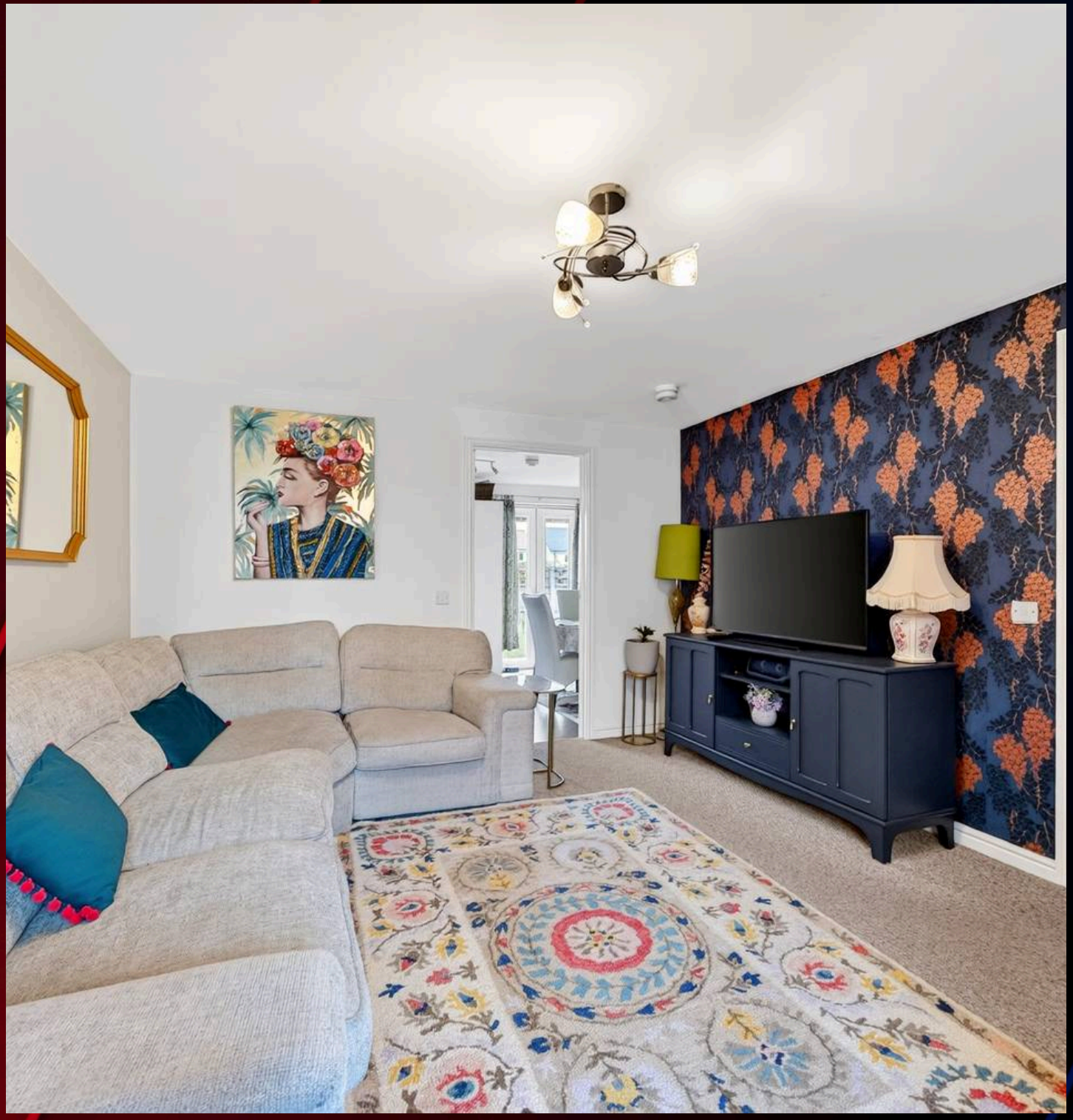


10 Sheil Lane, East Calder

Offers Over £245,000



10 Sheil Lane

East Calder, Livingston

Attractive 3 bedroom family home in popular East Calder, featuring a spacious lounge, generous kitchen/diner, master en-suite and practical family accommodation throughout. Plus two car driveway.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B







Hallway

Accessed via a white part-glazed uPVC entrance door, the property opens into a bright and welcoming hallway, finished with white walls and practical vinyl flooring. The hallway provides access to the ground-floor accommodation, with a convenient WC located to the left.

W/C

6' 11" x 3' 3" (2.10m x 1.00m)

Conveniently located off the entrance hallway, the WC is fitted with a white toilet and wash hand basin, complemented by fresh white walls and an opaque window providing natural light while maintaining privacy.

Lounge

15' 4" x 11' 11" (4.68m x 3.63m)

A generously proportioned lounge offering a comfortable and welcoming living space, featuring an attractive blue feature wallpaper that adds a splash of personality. A front facing window allows plenty of natural light to fill the room, while beige carpeting, a radiator and ceiling light complete the space. The lounge also provides direct access to the kitchen/diner.

Kitchen

15' 4" x 9' 5" (4.68m x 2.88m)

A spacious and well proportioned kitchen/diner fitted with an attractive range of cream units, complemented by a striking red tiled splashback. The kitchen features a four-burner gas hob, electric oven and dishwasher. There is ample room for a family dining table, making it a great space for everyday dining and entertaining. Direct access to the rear garden adds to its practicality and convenience.

Bedroom One

7' 5" x 7' 4" (2.26m x 2.24m)

The smallest of the three bedrooms, this versatile room is currently being used as a dressing room but would also make an ideal child's bedroom, nursery or home office. The room features beige carpeting, a blue feature wall, radiator and pendant ceiling light, with a rear-facing window overlooking the garden.

Bedroom Two

10' 11" x 8' 0" (3.32m x 2.45m)

A good sized double bedroom, finished with neutral white walls and beige carpeting. The room benefits from recessed spotlights, a radiator and a rear facing window overlooking the garden, creating







Bedroom Two

10' 11" x 8' 0" (3.32m x 2.45m)

A good sized double bedroom, finished with neutral white walls and beige carpeting. The room benefits from recessed spotlights, a radiator and a rear facing window overlooking the garden, creating a bright and comfortable space.

Bedroom Three

10' 4" x 9' 9" (3.15m x 2.97m)

A generously sized bedroom enjoying pleasant views to the front of the property. The room offers ample space for freestanding bedroom furniture and is finished with neutral white walls and beige carpeting. Further benefits include a radiator, pendant ceiling light and access to a private en-suite shower room.

En Suite

7' 10" x 5' 9" (2.39m x 1.75m)

The en-suite is fitted with a white square wash hand basin and matching toilet, complemented by attractive red and cream tiled walls and a tiled floor. A generous shower cubicle houses a mains fed shower. Further features include a radiator, wall-mounted storage cabinet and window providing natural light and ventilation.

Bathroom

8' 0" x 6' 8" (2.44m x 2.03m)

The family bathroom is fitted with a modern white suite comprising a square wash hand basin and toilet, alongside a bath with glass shower screen. The bath benefits from a rainfall shower head and separate handheld shower attachment. The walls feature attractive white marble-effect wet wall panelling, complemented by white tiling and distinctive chequered vinyl flooring. Three recessed spotlights complete the room.



GARDEN

The property benefits from a sunny south-facing rear garden, fully enclosed by wooden fencing, providing a secure and private outdoor space. The garden features a small slabbed patio area, established borders suitable for shrubs and planting, along with a useful garden shed offering practical storage for bikes, tools and outdoor equipment. A rear gate provides convenient access through to the driveway.

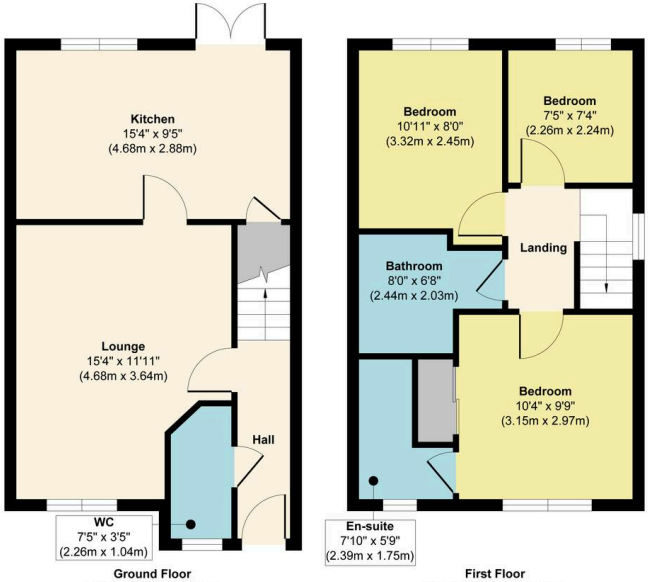
DRIVEWAY

2 Parking Spaces

The property benefits from a private monoblocked driveway providing convenient off-street parking for up to two vehicles, with additional access to the rear garden via a secure garden gate.

REMAX ESTATES

10 Sheil Lane, East Calder, Livingston, EH53 0FB



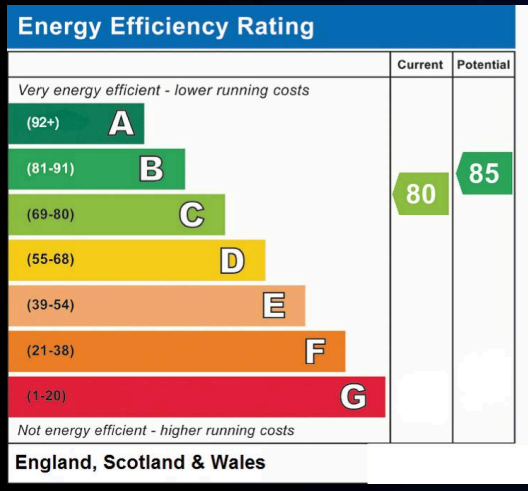
Ground Floor
Approximate Floor Area
400 sq. ft
(37.22 sq. m)

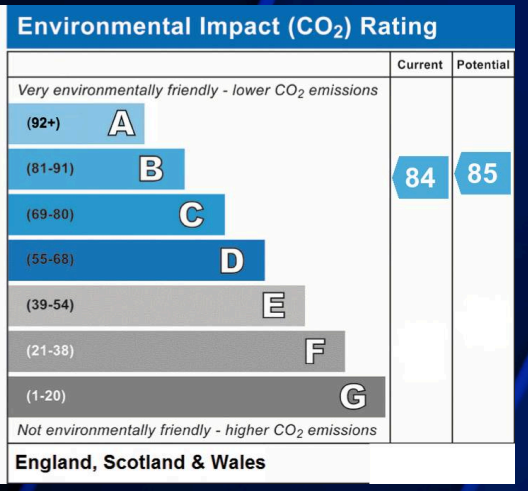
First Floor
Approximate Floor Area
385 sq. ft
(35.84 sq. m)

Approx. Gross Internal Floor Area 785 sq. ft / 73.06 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property







RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741 • info@remax-linlithgow.net • www.remax-scotland.net/estate-agents/linlithgow

