



29 Langton Crescent
EAST CALDER | EH53 0AF

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Nestled in a quiet, modern, manicured development in the heart of East Calder, moments from excellent amenities, quick transport links and the vast open countryside is this immaculately presented detached villa. Boasting a wide driveway, an integral garage, front and rear gardens, gas central heating and double glazing and would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with picture window, a contemporary dining kitchen with attractive units, generous dining space and French doors to the rear garden and downstairs is completed by a useful utility room and a W/C. Following up a carpeted staircase the upper level enjoys a master bedroom with built-in wardrobe and elegant en-suite shower room, three further well-proportioned double bedrooms (one with further built-in wardrobe) and the property is completed by a luxury main bathroom with bath and separate shower with rainfall shower. Externally the fully enclosed South facing rear garden is laid to lawn with paved and decked sections ideal for al fresco entertaining and dining.

- Quiet, modern development in the heart of East Calder
- Wide driveway, garage and front and rear gardens
- Welcoming hallway, bright lounge, contemporary kitchen, utility and a W/C
- Four ample sized bedrooms and two bathrooms

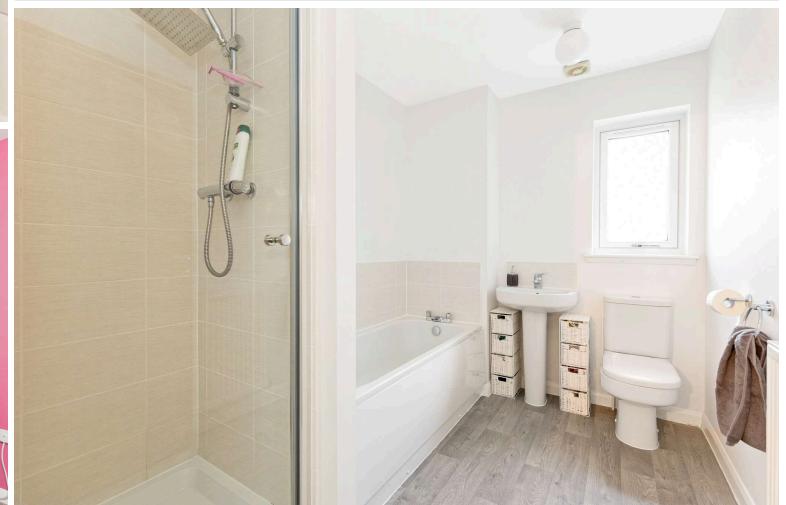
Extras include, washing machine, tumble dryer and all blinds and curtains.

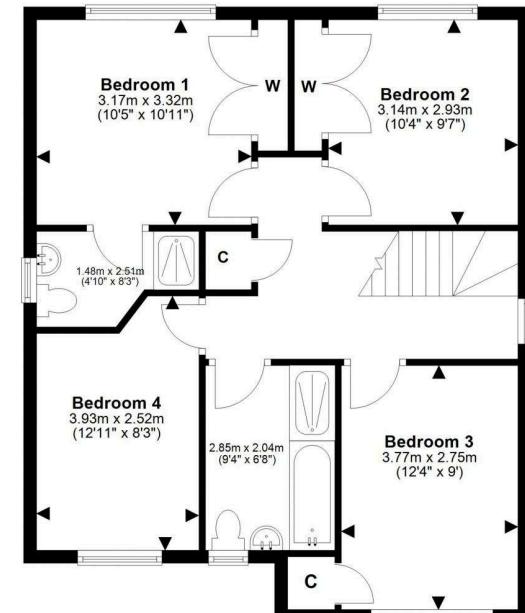
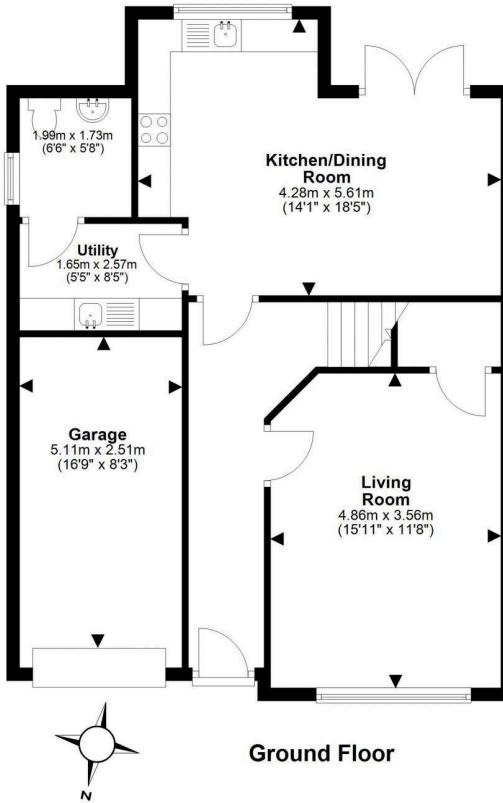
Factor charge approximately £300 per annum.
Council Tax band H, EPC rating B

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the West Lothian village of East Calder, which has a good range of local amenities including schools and a sports complex. East Calder village is also within easy reach of Kirknewton Railway Station, providing links to Edinburgh and Glasgow, and it is close to the A71 providing access to the main motorway network. Livingston is close by and has an excellent range of shopping facilities which include Livingston Designer Outlet Centre and the Almondvale Shopping Centre. Livingston also has an impressive range of leisure facilities, including a cinema. The west of Edinburgh, including the Gyle shopping centre, is also within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.
Plan produced using PlanUp.