



49 Almondell Terrace
East Calder EH53 0EZ
Offers Over £143,500

Caesar & Howie
Solicitors & Estate Agents



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An excellent first time buy is offered from this popular style terraced villa, located in a quiet yet central part of the village. It has well proportioned rooms throughout, excellent further potential and pleasant outlook over farmland to front. There are sizable well kept gardens to front and rear and access to the side of the property. Schools, local shops, amenities and commuter routes are all within easy reach. Swift access to Edinburgh via A71 and rail services at Kirknewton. Flexible entry. Chain free.

- **Entrance hall**
- **Lounge/dining**
- **Kitchen**
- **Two double bedrooms**
- **Shower room**
- **GCH & DG**
- **Gardens**
- **Council Tax Band B**
- **Floor area tbc**

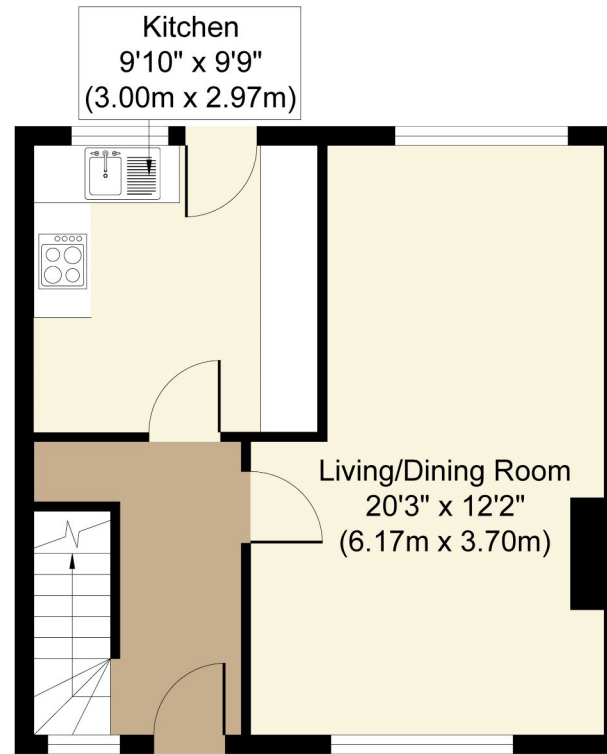


Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email property@caesar-howie.co.uk

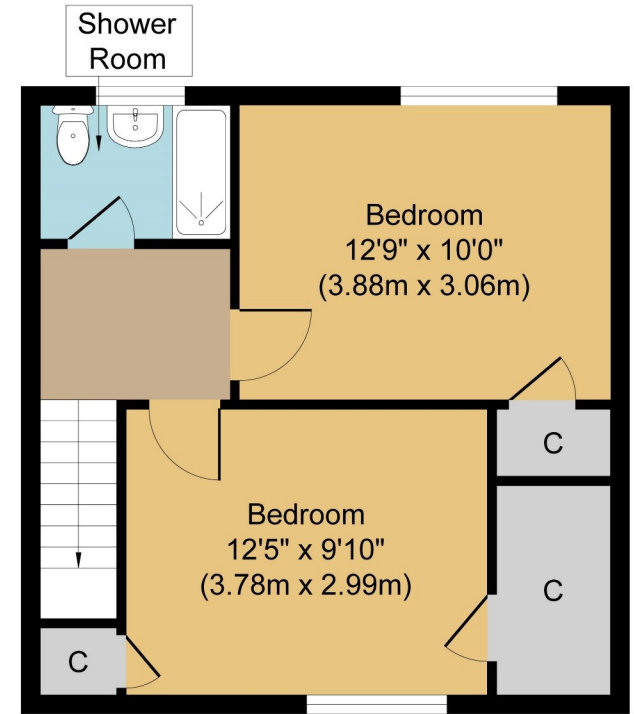


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Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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