



35 Finlay Avenue

East Calder, Livingston, EH530RP



VMH ESTATE AGENTS



Mid terraced 3 bed house in the popular village of East Calder

- Sitting room
- Kitchen/dining room
- 2 double bedrooms
- Single bedroom/nursery
- Bathroom with 3-piece suite
- Front & rear gardens
- Bright & well proportioned
- Presented in move in condition
- Ideal for a first time buyer
- Gas central heating & double glazing



Offers Over:

£185,000



 Freehold

Further information can be found in the home report.

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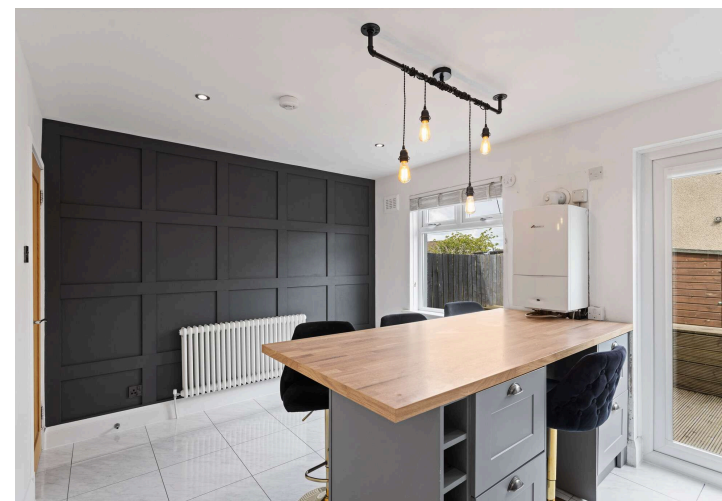
About the Property

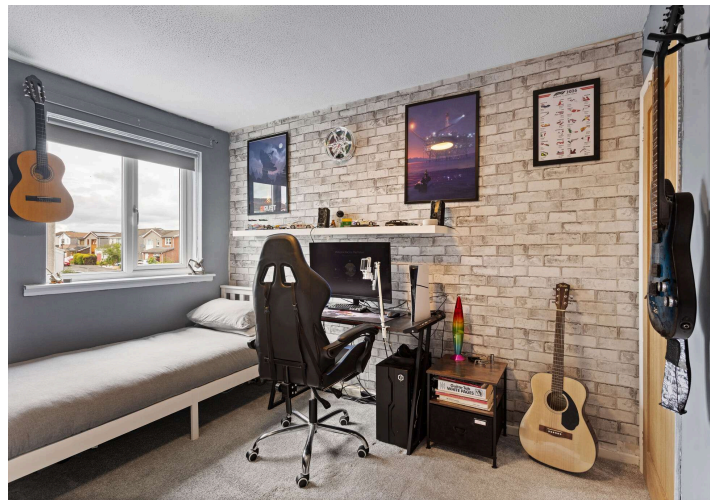
Nestled within a popular residential setting in the sought-after village of East Calder, this beautifully presented three-bedroom mid-terraced home offers stylish, contemporary living.

Internally, the accommodation has been thoughtfully upgraded and finished to a high standard throughout. The heart of the home is the impressive open-plan kitchen and dining area. Flooded with natural light, this sociable space enjoys direct access to the rear garden, seamlessly blending indoor and outdoor living.

Upstairs, the property offers three well-proportioned bedrooms, providing flexible accommodation for growing families, guests or home working. Completing the accommodation is a stylish contemporary family bathroom, beautifully finished with elegant marble-effect wall panelling and quality fixtures and fittings.

Further benefits include gas central heating, double glazing and excellent storage throughout.





📍 Location

East Calder offers an ideal balance of village charm and excellent connectivity between Edinburgh and Livingston. The town provides everyday amenities including shops, cafés, restaurants, medical facilities and a sports centre, while nearby Livingston offers extensive retail and leisure options, including the Livingston Designer Outlet. Surrounded by scenic countryside and parks, East Calder is also well placed for schooling and commuting, with excellent bus, rail and road links, including easy access to the M8, M9 and Edinburgh Airport.

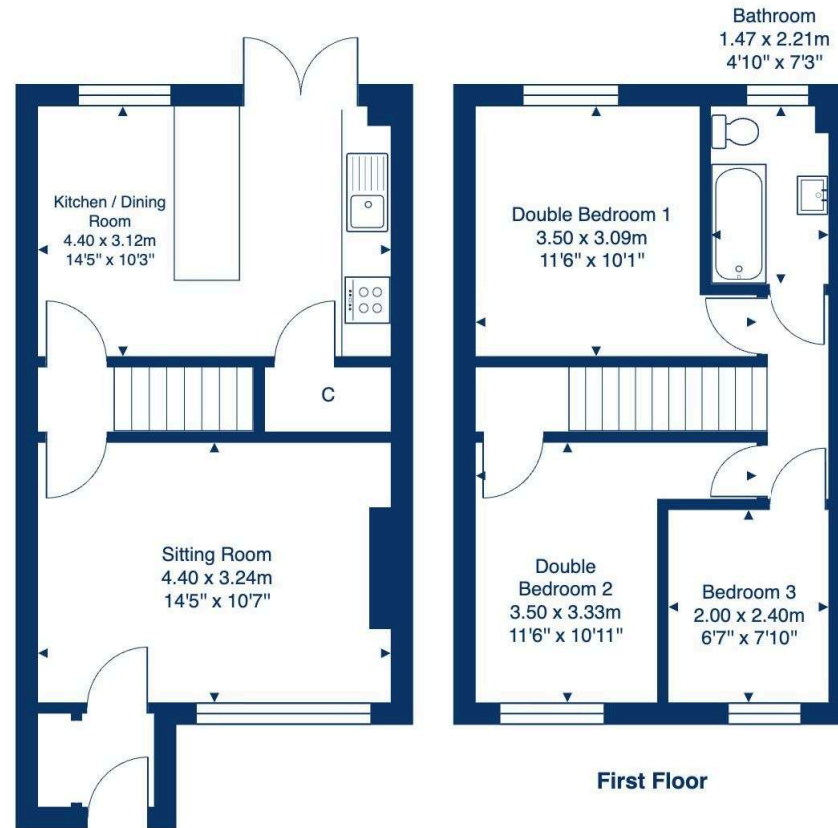
+ Extras

To include all fitted flooring, carpets, curtains, curtain poles & blinds, light fittings, oven, hob, cooker hood, fridge/ freezer & washing machine.



Floor Plan

35 Finlay Avenue, East Calder, EH53 0RP



Ground Floor

First Floor

Total Area: 67.3 m² ... 724 ft²

All measurements are approximate and for display purposes only





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