

REMAX
STATES



243 Main Street, East Calder

Offers Over £164,000



243 Main Street

East Calder, Livingston

Charming one-bedroom cottage in East Calder with spacious lounge, wood-burning stove, study, galley kitchen, bathroom, Original features throughout.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C



Kitchen

A charming and quirky galley-style kitchen with a lovely rear-facing window, allowing plenty of natural light and providing access to the rear of the property. The kitchen offers a good range of storage cupboards, along with a stainless-steel sink and drainer with mixer tap. There is an electric oven and hob, with handy space for a dishwasher and an under-counter fridge. A practical yet characterful space.

Bedroom

15' 0" x 11' 0" (4.57m x 3.36m)

This exceptionally large and spacious bedroom offers an abundance of room and a wonderful sense of space. A beautiful original fireplace adds character and charm, complemented by high ceilings and a rear-facing window that allows plenty of natural light into the room. Finished with comfortable carpet flooring and benefiting from a radiator, this is a bright, elegant and inviting bedroom with plenty of space for furniture and storage.

Study

10' 1" x 7' 7" (3.07m x 2.31m)

A fantastic and versatile room with a variety of potential uses, whether as a cosy snug, a second sitting room, or a dedicated home office. The room benefits from high ceilings, a central light fitting and comfortable carpet flooring, creating a bright and inviting space that can be tailored to suit a range of needs and lifestyles.

Bathroom

8' 4" x 5' 4" (2.54m x 1.62m)

A lovely, generously sized bathroom featuring plenty of character and original features. To the rear is an attractive original window, allowing plenty of natural light into the room. The bathroom comprises a bath with an overhead mains-fed shower, a washbasin and WC, complemented by splashback tiling. Spot ceiling lights provide bright, while a decorative shelf adds a charming finishing touch and useful display space.





Vestibule

3' 8" x 4' 6" (1.13m x 1.37m)

A welcoming vestibule provides ample space for coats & jackets complemented by elegant wooden flooring. A large timber door creates a striking entrance, leading through into the main hall.

Hallway

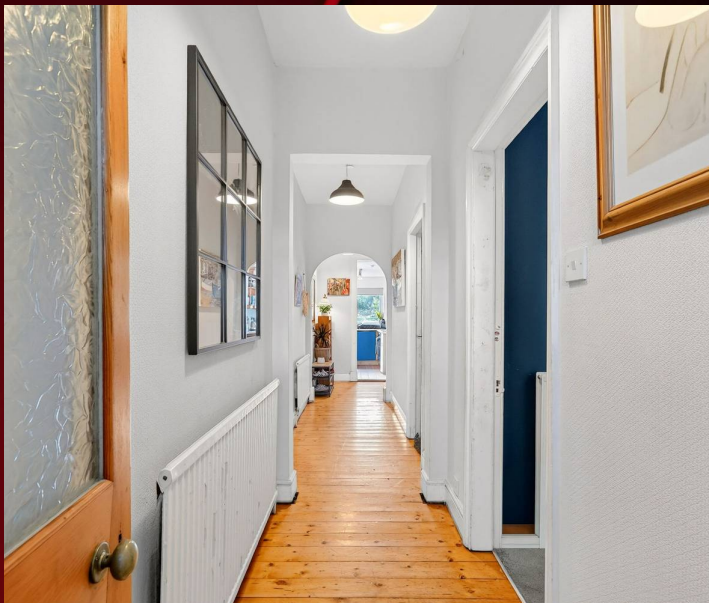
25' 9" x 3' 8" (7.86m x 1.13m)

A nice long hallway with a handy recessed area, large enough to accommodate a table and chairs. The hallway also benefits from a large storage cupboard, access to all rooms, a radiator, and two large hanging light fixtures. This area also has a cupboard which houses the spaces for a washing machine and a tumble dryer.

Lounge

13' 11" x 13' 1" (4.25m x 3.98m)

A beautifully spacious and inviting lounge featuring a large front-facing window that floods the room with natural light. The room benefits from high ceilings, a striking central light fixture, and a radiator, creating a bright and comfortable living space. A lovely fireplace surround adds character and charm, complemented by the added benefit of a fantastic wood-burning stove. Finished with soft carpet flooring and fresh, tasteful décor, this is a warm and welcoming room with plenty of space to relax and entertain.





FRONT GARDEN

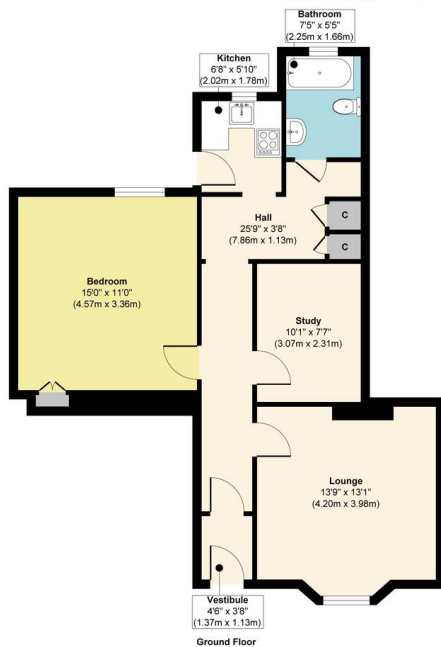
Lovely front garden offering excellent kerb appeal, with a smart, chipped area and paving leading right up to the front door. A new wooden fence provides added privacy, while the beautiful mature tree adds character, greenery and a welcoming feel to the property.

ON STREET

1 Parking Space



243 Main Street, East Calder, Livingston, EH53 0EL



Approx. Gross Internal Floor Area 689 sq. ft / 64.03 sq. m

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

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	76

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	70	80

England, Scotland & Wales



RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

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

