



Offers Over

£200,000

43 Overton Crescent

East Calder | West Lothian | EH53 0RY

Beautifully presented, this two-bedroom semi-detached villa enjoys a quiet and sought-after setting within the popular West Lothian town of East Calder. Ideally located for excellent transport links and convenient day-to-day amenities, the property offers move-in ready accommodation perfectly suited to first-time buyers, professionals, and growing families alike.

-  2 bedrooms
-  2 public room
-  1 bathroom
-  Private gardens
-  Garage & driveway
-  EPC Band - C
-  Council Tax Band - C



Description

The accommodation begins with a welcoming entrance vestibule, complete with a fitted cupboard providing useful shelving and storage. This leads into a bright hallway, setting the tone for the well-maintained interiors throughout. The lounge is a particularly appealing space – bright and airy with a pleasant front-facing outlook. A practical understairs cupboard adds valuable storage. To the rear, the stylish and modern kitchen/diner is fitted with a range of integrated white goods, complemented by ample cupboard and worktop space. Sliding patio doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The kitchen flows effortlessly into a versatile multi-purpose family room, offering flexible use as a formal dining area, home office, or additional living space. This room further enhances the home's functionality, providing access to the rear garden, as well as the utility room and garage. Upstairs, the landing includes access to a partially floored loft, offering additional storage potential.

The principal bedroom is a spacious front-facing double, benefitting from a walk-in closet. The second bedroom, also a generous double, enjoys a rear aspect and features two integrated double wardrobes. Both bedrooms provide ample space for freestanding furniture and flexible layouts. The bathroom is well-appointed with a bath and separate corner shower cubicle featuring a rainfall shower, alongside a heated towel rail, LED mirror, and stylish tiled flooring.

Further benefits include gas central heating and double glazing throughout.



Gardens & Parking

Externally, the property continues to impress. The rear garden is well-kept with raised beds, two slabbed patio areas, and a well-maintained lawn – ideal for relaxing or entertaining. Additional outdoor features include a tap and power socket. To the front, a driveway provides off-street parking for up to three cars and leads to a garage with an electric door.

Extras

Selected fixtures and fittings, including; integrated induction hob, oven, extractor hood, fridge-freezer, and dishwasher, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





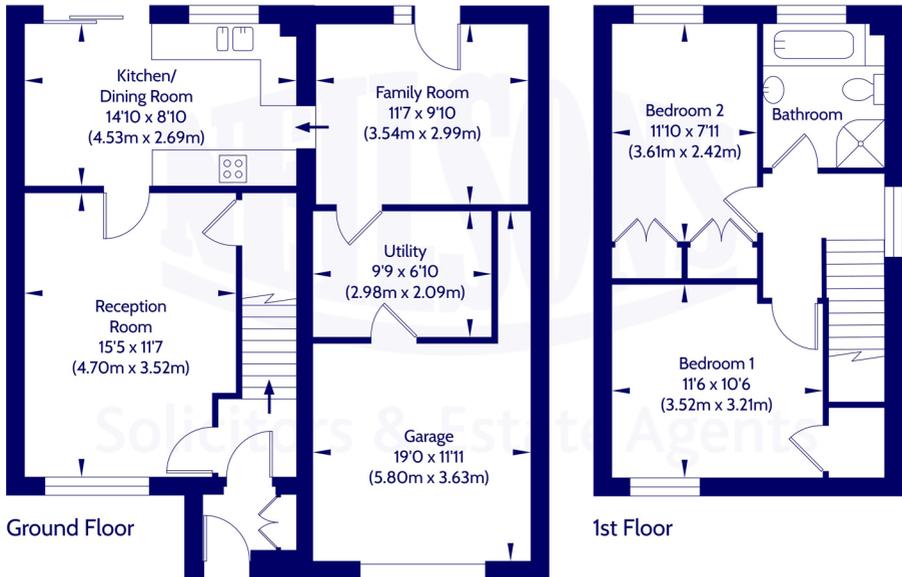
Location

Overton Crescent is 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 the 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.





Approx. Gross Internal Floor Area 84 Sq M / 906 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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