



REMAX
Property

19 Redcraig Road, East Calder, EH53 0QN



Just put your possessions down in this ready-to-move-into property and enjoy the space in this extended family home. Sharon Campbell and REMAX Property are delighted to offer to the market this fantastic home in Redcraig Road, East Calder, Livingston, EH53 0QN. The property provides a spacious property with a downstairs bedroom, making it suitable for blended family living, or for a first time buyer or a family home.

If you need more space and craving practical living space, this is the property for you. Contact us today to arrange your appointment.

East Calder is a highly regarded village and is ideally situated for the commuter to Edinburgh and Glasgow. There is an excellent bus service which links the village with Edinburgh City Centre and it is easily accessible to the A71 and M8 motorway network, with the local train station at Kirknewton and Edinburgh airport within easy reach. The village has its own nursery and primary schools with a bus service transporting children to the high school at West Calder or St. Margaret's. There is a leisure centre and lots of local amenities, including a doctors' surgery, a dentist, a post office, a Tesco local, 2 Co-op mini supermarkets, hairdressers, a local pub and takeaways, a public park and football pitches. More facilities can also be found a few minutes away in the village of Mid Calder, with a short drive to Livingston which offers a wide range of shops in two main shopping centres and various retail parks.

Tenure: Freehold

Factor Fee: None

Council Tax band: C

Front Garden

The inviting approach to this property is created by an area finished mainly with grass, edged with decorative stones and some planting. There is a large mono-blocked driveway for several vehicles located to the side.

Entrance Vestibule

Welcoming you into this lovely property is a bright area receiving natural light through the half-glazed door and a window. Tiled flooring and two-tone painted walls, with a dado rail, are finished with a ceiling light, with a door leading to the lounge. A radiator completes this area.

Lounge

4.211m x 3.994m (13'09" x 13'01")

This generously sized room continues the décor with tiled flooring and two-toned walls, with a dado rail and plenty of space for a wide range of furniture. Large windows to the front allow in lots of natural light and is enhanced by the ceiling lighting. Half-glazed double doors open through to the dining kitchen. Power points, a radiator, a telephone socket and a television aerial socket are provided.

Dining Kitchen

4.211m x 3.097m (13'09" x 10'01")

This modern room has been finished to a high quality, with wall and floor mounted cream fronted units, with under unit lighting. An integrated 5 ring electric induction hob, a cooker hood, a dishwasher, a double oven and a microwave will all be included in the sale. There is space for an undercounter refrigerator and freezer. The stainless-steel sink with drainer and mixer tap co-ordinate with the wood effect work surfaces and the metro tiled splashbacks. Decorated with tiling to the floor and neutrally finished walls. A window and sliding doors to the rear bring in natural light and there is ceiling lighting. There is plenty of space for a family dining table and chairs. Power points are provided.





Conservatory

4.111m x 2.980m (13'05" x 09'09")

Currently used as a second lounge, this room provides additional living space which is used all year round, thanks to the wall mounted central heating radiator. Finished with tiled flooring, and to the walls some wood panelling, some exposed brick and some neutrally painted. Two wall mounted lights complement the natural light entering via the glazed windows, doors and roof. Power points complete this room.

Utility Room

3.935m x 1.425m (12'10" x 04'08")

Located in the conversion, this area has been decorated with laminate flooring and white painted walls. Recessed ceiling downlights complement the natural light entering from the rear facing window. Additional wall and floor mounted units, plus a built-in cupboard allow for additional storage solutions. The dark worktops house a sink with a mixer tap and there is under counter space for a washing machine. Power points complete this area.

Garage Conversion - Double Bedroom

(Please note that there are no permissions for this conversion and the price on the home report reflects this.)

4.112m x 2.483m (13'05" x 08'01") Located in the conversion, this room allows for living level sleeping. Decorated with white painted walls and a fully fitted carpet to the floor. A window to the front of the property brings in natural light and a ceiling light is also supplied. There is lots of space for wardrobes with a radiator and power points completing this area.



Garage Conversion - Shower Room

(Please note that there are no permissions for this conversion and the price on the home report reflects this.)
1.965m x 1.598m (06'05" x 05'02") Located in the conversion, this room provides useful bathing facilities on the ground floor. The white three-piece suite comprises of a wall mounted shower set within a corner cubicle, a pedestal sink and a close coupled toilet. Decorated with laminate to the floor and white painted walls. Recessed ceiling downlights, an extractor fan and a chrome towel radiator are included.

Stairs and Landing

The carpeted stairs continue onto the landing, as does the two-tone walls. A ceiling mounted light and an attic hatch are all supplied.

Main Bedroom

3.440m x 2.468m (11'03" x 08'01") This stylish room has been finished with a very modern feature wall and painted on the remaining walls plus sumptuous carpeting to the floor. Windows to the front of the property allow in lots of natural light and a ceiling light complements this. Double mirror fronted wardrobes and an over stair cupboard provide storage space. A radiator, power points and fitted window shutters are all included.





Second Bedroom

2.626m x 2.551m (08'07" x 08'04")

The superb room has been decorated with neutral tones to the walls and a grey carpet to the floor. Rear facing windows allow in lots of natural light and is complemented by a ceiling light. A double fronted wardrobe, a radiator and power points are also provided.

Bathroom

2.330m x 1.365m (07'07" x 04'05")

This boutique-style bathroom has wipe clean panelling to the walls and tiling to the floor. The white suite comprises of a vanity sink, with storage beneath, a close coupled toilet and a bath fitted with an over bath, wall mounted shower, with both a rainfall shower head and handheld shower. A window to the side brings in natural light and there are recessed ceiling downlights. A chrome ladder radiator completes the room.

Third Bedroom

2.282m x 1.602m (07'05" x 05'03")

Currently used as a dressing room, this charming room is full of character with neutrally painted walls and carpeted flooring. Windows to the rear allow in natural light and there is a ceiling light. Power points and a radiator are included.



Rear Garden

Stepping out to the garden from the conservatory, you are greeted by a wonderful south facing garden. Designed to take advantage of the sunny aspect, there is a decked area for relaxing and entertaining, a grassed area, some decorative stones, a paved area plus some raised beds and planting. The garden shed will be included in the sale.

Additional Items

Tenure: Freehold. **Council Tax Band:** C. **Factor Fee:** None
All fitted floor coverings, fitted window shutters, window blinds, the kitchen items mentioned and the garden shed are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind. Any furniture omitted from this text is open to negotiation with the vendor.

VIEWING

Arrange an appointment through REMAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

OFFERS

All offers should be submitted to: REMAX Property, REMAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS.Telephone 01506 418555.

INTEREST

It is important your legal adviser notes your interest; otherwise, this property may be sold without your knowledge.

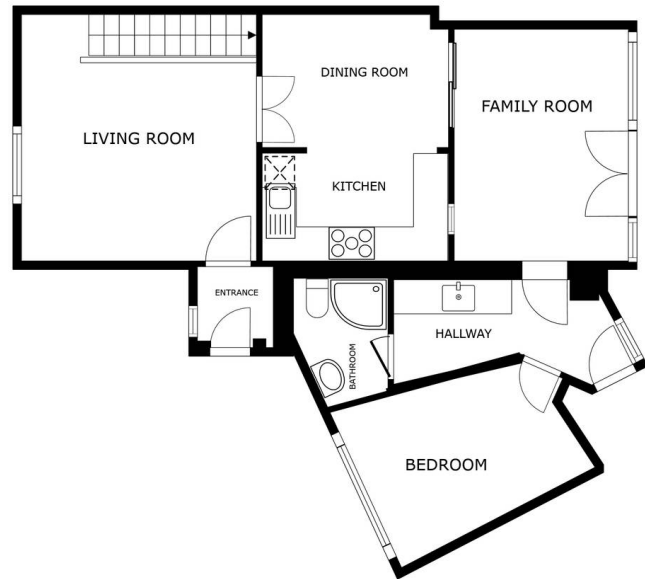
THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960 996670 TODAY.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92+)	A		(92+)	A	
(81-91)	B		(81-91)	B	
(69-80)	C		(69-80)	C	
(55-68)	D		(55-68)	D	
(39-54)	E		(39-54)	E	
(21-38)	F		(21-38)	F	
(1-20)	G		(1-20)	G	
Not energy efficient - higher running costs					
England, Scotland & Wales			England, Scotland & Wales		

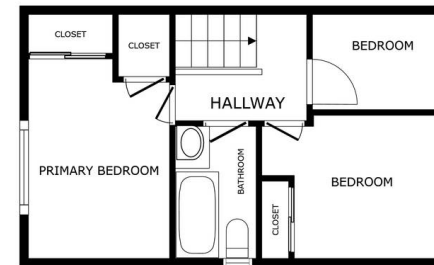
	74	87		76	80
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FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 69.1 m² FLOOR 2 31.1 m²
TOTAL : 100.2 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 69.1 m² FLOOR 2 31.1 m²
TOTAL : 100.2 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





REMAX Property

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• [www.remax-scotland.homes/estate-
agents/livingston](http://www.remax-scotland.homes/estate-agents/livingston)

Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.