



**REMAX**  
Property

Castle Crescent, East Calder, EH53 0QP

Fixed Price £220,000



### **A Wonderful Extended and Upgraded 3 Bed Property**

Set within a well-established and popular part of East Calder, this well presented 3 bedroomed home in Castle Crescent, EH53 0QP offers comfortable, move-in ready living, in a great setting. Sharon Campbell and REMAX Property are delighted to bring this property to the market.

A welcoming entrance vestibule opens into a bright and spacious lounge, with a staircase leading to the upper level. To the rear, the stylish dining kitchen has been finished in a modern design with ample space for dining and entertaining, while a separate utility room adds excellent practicality to the home.

Upstairs, the property offers three beautifully presented bedrooms, all finished in tasteful décor, alongside a contemporary family bathroom. Externally, the home benefits from off-street parking and a fully enclosed rear garden, providing an ideal space for relaxing and outdoor enjoyment.

Tenure: Freehold, Council Tax Band: D, EPC Rating: C, No Factor Fees

East Calder is a highly regarded town, ideally positioned for commuters with excellent access to both Edinburgh and Glasgow via the A71 and M8 motorway network. There is a regular bus service linking to Edinburgh city centre, while nearby rail connections at Kirknewton and close proximity to Edinburgh Airport add to the area's strong transport links. The town offers a wide range of local amenities, including nursery and primary schooling, with transport available to secondary schools in West Calder and St Margaret's. Everyday conveniences include a doctors' surgery, dentist, post office, Tesco Local, two Co-op supermarkets, barbers and hairdressers, along with a selection of cafés, pubs and takeaways. There is also a leisure centre, public park and football pitches within the town. Further amenities can be found in the neighbouring village of Mid Calder, while Livingston is just a short drive away, offering extensive shopping and leisure facilities across its shopping centres and retail parks. The surrounding area also provides excellent outdoor space, with nearby country parks offering scenic woodland walks, cycle routes, play areas and riverside trails.

### Front Garden and Driveway

The property benefits from an extensive mono-blocked driveway providing off-street parking for multiple vehicles, extending across the front of the home and down the side. The low-maintenance front garden creates a neat and welcoming first impression.

### Entrance Vestibule

Welcoming you into this modern home is a neutral décor, with white painted walls and a grey carpet to the floor. Featuring a UPVC front door with glazed insert allowing for natural light, alongside a ceiling light. There is cloakroom hanging space and a useful storage cupboard housing the fuse board.

### Lounge

5.511m x 3.900m (18'01" x 12'10") A spacious and well-presented room finished with fitted grey carpeting and neutral décor throughout. Large front-facing windows allow for plenty of natural light, creating a bright and comfortable living space. Additional features include a radiator, a smoke detector, power points and a contemporary ceiling light.

### Dining Area

2.556m x 2.509m (08'04" x 08'02") A modern dining area finished with stylish tiled flooring and crisp white décor, offering an ideal space for both everyday dining and entertaining. Features include recessed ceiling downlights, contemporary column style radiator and power points.





### **Breakfasting Kitchen**

3.623m x 3.568m (11'10" x 11'08") A stylish contemporary kitchen fitted with sleek white gloss wall and base units complemented by contrasting worktops, matching splashbacks, neutrally painted walls and tiled flooring. The breakfast bar creates a social use of the space. A range of integrated appliances will be included in the sale, comprising of a built-in electric oven, a fridge-freezer, a washing machine and a slimline dishwasher, alongside a one and a half stainless steel sink with mixer tap. Recessed ceiling downlights and under unit lighting enhance the modern finish, while a rear-facing window and double doors, opening onto the patio, allow for excellent natural light. Additional features include a radiator, power points and a heat detector.

### **Utility Room and Coffee Station**

2.522m x 1.202m (08'03" x 03'11") A practical space fitted with vinyl flooring and additional worktop space, providing an ideal area for laundry and household storage or coffee and drinks station area. This area offers plenty of space for under counter appliances. Additionally, there are power points, a ceiling light and white painted walls. A half glazed UPVC door provides direct access to the side of the property.



### **Stairs and Landing**

A carpeted staircase with painted wooden balustrade leads to the upper landing, finished in bright white décor for a clean modern feel. The landing provides access to the upper accommodation and includes a useful storage cupboard, power point, ceiling hatch to the attic space and a ceiling mounted smoke detector.

### **Primary Bedroom**

3.592m x 3.651m (11'09" x 11'11") A generous double bedroom overlooking the rear garden, offering a bright and relaxing atmosphere with two windows allowing for excellent natural light. The room is finished with fitted grey carpeting and neutral décor, while further features include a stylish column radiator, recessed ceiling downlights and power points.

### **Second Bedroom**

3.897m x 2.518m (12'09" x 08'03") A bright and spacious front-facing bedroom finished in fresh modern décor with fitted carpeting throughout. The room offers ample space for freestanding furniture, plus an integrated cupboard, Further features include a radiator, power points and a ceiling light.

### **Third Bedroom**

2.830m x 2.539m (09'03" x 08'04") A comfortable and well-presented bedroom enjoying a bright outlook from the side-facing window. Finished with fitted carpeting and neutral décor, the room also features a useful built-in cupboard over the staircase, alongside a radiator, power points and ceiling light.

### **Bathroom**

1.880m x 1.668m (06'02" x 05'06") A sleek modern bathroom finished with full height tiled walls and matching tiled flooring. The white suite comprises of a bath with a wall mounted over shower, with rainfall shower head plus a handheld shower, a concealed cistern toilet and a vanity unit with integrated wash hand basin. Further features include a modern chrome heated towel radiator, backlit wall mounted mirror, recessed ceiling downlights and a glazed side-facing window providing natural light and ventilation.



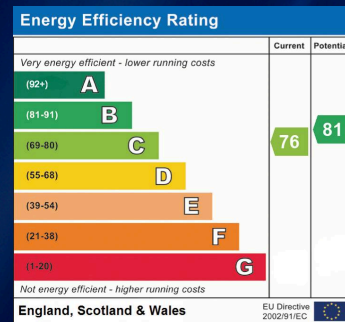


### Rear Garden

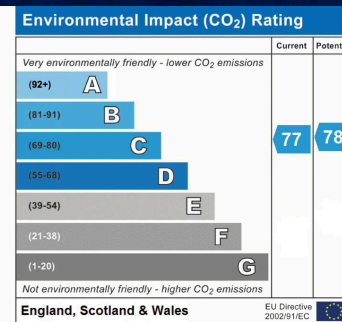
The fully enclosed rear garden offers an excellent outdoor space for both relaxing and entertaining, featuring a large, paved patio area alongside a central lawn. A pathway leads from the side of the property through the garden to a further seating area positioned towards the rear, while timber fencing surrounding the perimeter provides privacy and security. A garden shed also offers useful external storage.

### Additional Items

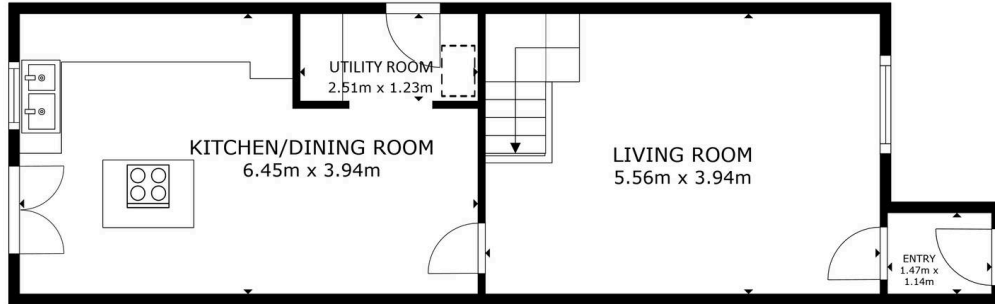
**Tenure: Freehold. Council Tax Band: D. Factor Fee:** **There is** unrestricted parking at the property. All fitted floor coverings, kitchen items mentioned, blinds, light fittings and the garden shed are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.



England, Scotland & Wales EU Directive 2002/91/EC



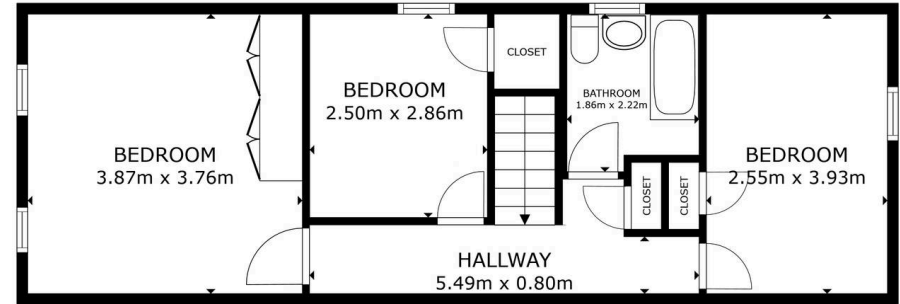
England, Scotland & Wales EU Directive 2002/91/EC



FLOOR1



GROSS INTERNAL AREA  
 FLOOR1 49.6 m<sup>2</sup> FLOOR2 47.6 m<sup>2</sup>  
 TOTAL: 97.2 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR2



GROSS INTERNAL AREA  
 FLOOR1 49.6 m<sup>2</sup> FLOOR2 47.6 m<sup>2</sup>  
 TOTAL: 97.2 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## REMAX Property

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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.