



REMAX
Property

56 Redcraig Road, East Calder, EH53 0QS



Ideally located within the popular village of East Calder, this attractive one-bedroom first floor flat offers a fantastic opportunity for first-time buyers, downsizers or investors alike. Sharon Campbell and REMAX Property bring this delightful property to the market in Redcraig Road, East Calder, EH53 0QS. The property provides well-proportioned accommodation, excellent storage and a practical layout, making it an appealing home in a convenient and well-connected location.

Tenure: Freehold

Factor Fee: None

Council Tax Band: B

EPC: C

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 the 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 surfaced 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.

Front Garden

The property is complemented by a low-maintenance front garden, laid with decorative stone pebbles and enclosed by a charming low wooden fence. A paved pathway leads to the UPVC entrance door, creating a welcoming approach to the home.

Entrance Vestibule and Upper Landing

Greeting you upon entry is the neutral décor with painted walls and carpet to the floor. The UPVC front door features a glazed insert, while a useful cupboard at the top of the staircase provides additional storage and houses the fuse boards. Finished with pendant lighting, a radiator and a ceiling-mounted smoke detector.

Lounge

4.664m x 3.598m (15'04" x 11'10")

A bright and comfortable room featuring a neutral grey carpet, three white-painted walls and a striking feature wall. There is plenty of space to arrange your furniture. A large front-facing window fills the room with natural light, complemented by a radiator and ceiling light.

Kitchen

3.365m x 1.807m (11'00" x 05'11")

This well-appointed kitchen has several wall and base units in a modern high gloss finish, complemented by the stylish dark worktops. Decorated with laminate tile effect flooring, a blue feature wall and black tiled splashback. Appliances include: an electric hob, an oven, a cooker hood, and an upright fridge freezer, alongside a washing machine, which will all be included in the sale. A stainless steel one-and-a-half bowl sink with drainer is located below the rear facing windows. A heat detector, power points, a radiator and ceiling lighting complete the space.





Inner Hallway

The hall provides access through to the rest of the property from the lounge and benefits from two large storage cupboards with shelving, providing excellent additional storage. One cupboard houses the boiler, while an attic hatch provides access to the loft space. Finished with grey carpeting and featuring a ceiling-mounted light and smoke detector.

Bathroom

1.951m x 1.668m (06'05" x 05'09")

A bright and practical bathroom with blue-effect vinyl tiled flooring, white tiled walls and a fresh neutral finish. The white suite comprises a wall-mounted sink, a close coupled toilet and bath with an electric overhead shower. A side-facing window provides natural light, complemented by a ceiling-mounted light. A radiator is also supplied.

Double Bedroom

3.373m x 2.695m (11'00" x 08'10")

This well-proportioned bedroom is laid with a grey carpet, magnolia-painted walls and a large walk-in wardrobe providing excellent storage. A rear-facing window brings in plenty of natural light, with a radiator, power points and ceiling pendant light completing the room.



Additional Items:

Tenure: Freehold. Council Tax Band: B. Factor Fee: N/A
Parking is available close by. All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. Other items may be negotiable 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.

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, RE/MAX House, 13b, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555.

INTEREST

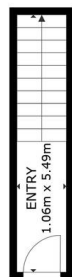
It is important your legal adviser notes your interest; otherwise, this property may be sold without your knowledge.

THINKING OF SELLING

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



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	76	77
(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		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



FLOOR 1



GROSS INTERNAL AREA
FLOOR 1 5.8 m² FLOOR 2 44.0 m²
TOTAL: 49.8 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1 5.8 m² FLOOR 2 44.0 m²
TOTAL: 49.8 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



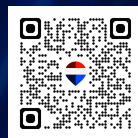


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Sales particulars aim for accuracy but rely on seller-provided info.

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.