



156 Langton View, East Calder, EH53 0RD

RE/MAX Property

Located on a generous corner plot in Langton View, this beautifully presented home offers spacious and versatile living throughout. Boasting three well proportioned double bedrooms, a garage, multi car driveway, and a wrap around corner garden, the property is perfectly suited to a wide range of buyers. Finished to a high standard throughout, Lorna MacDonald and REMAX Property are delighted to bring this exceptional three bedroom home to the market.

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 newly 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.

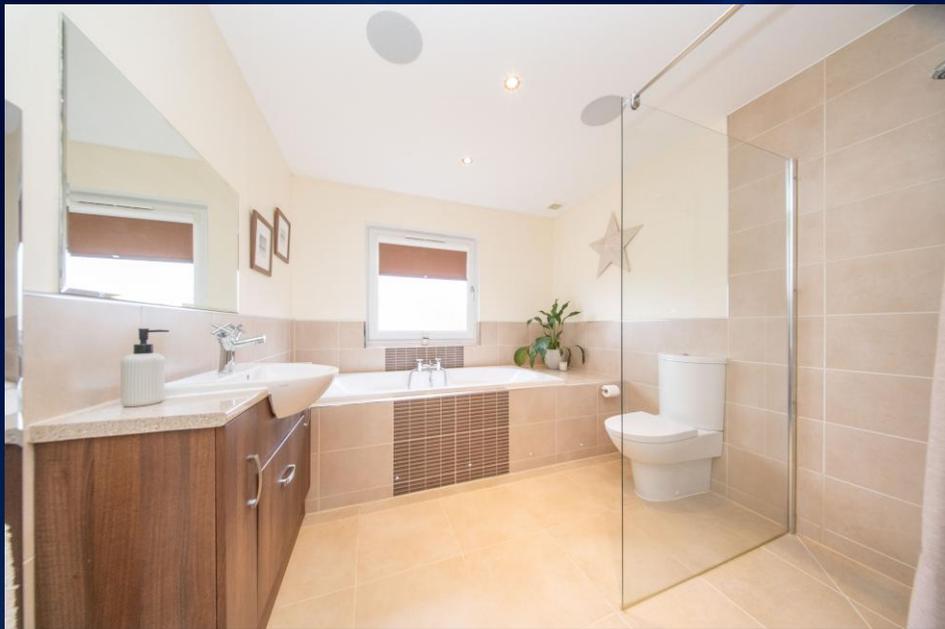
Front Approach

The welcoming approach is enhanced by attractive decorative stonework and a multi car monoblock driveway that extends to the garage, while a step up to the front door creates an elegant first impression. For added convenience, a gated side passage provides direct access to the rear garden, and the front boundary is neatly edged with fencing, offering both definition and privacy.

Entrance Hallway

Entry to the welcoming hallway is via a part glazed upvc door with an adjacent window, allowing natural light to fill the space. The décor features soft light green painted walls complemented by solid oak flooring, creating a warm and inviting first impression. The hallway is finished with downlights, power points, a smoke detector, and a radiator for added comfort.





Lounge

5.750m x 3.704m (18'10" x 12'01")

This impressive room is beautifully presented with soft neutral walls and plush carpeted flooring, creating a warm yet sophisticated ambience. A large front facing window allows natural light to flood the space, while ceiling lighting highlights the lowered feature ceiling.

A stylish media wall forms a striking focal point, complete with a modern integrated fire and central media unit. The Samsung television, soundbar, and fire within the media wall will be included in the sale.

Additional features include two radiators, a smoke detector, and power points.

Open Plan Kitchen, Dining, Family Room

3.404m x 8.628m (11'02" x 28'03")

This superb open plan space effortlessly combines contemporary style with practical design. A sleek, modern kitchen fitted with wall and base units in a sophisticated cashmere handleless finish, complemented by a composite work surface, neutral painted walls and laminate flooring.

The kitchen is fitted with high quality integrated appliances, including two eye level ovens, a built in dishwasher, an under counter fridge, and a five ring induction hob set into the island, which also provides convenient bar seating—included in the sale. The Samsung television positioned above the ovens will also be included. An undermounted sink with mixer tap adds everyday convenience.

Natural light floods the room through rear facing windows and French doors, which overlook the garden. The generous layout comfortably accommodates both dining and lounge space. The room benefits from a luxurious finish with underfloor heating and integrated Sonos ceiling speakers, which will also be included in the sale.

Additional features: downlights, heat detector, two tall grey radiators, power points.

Stairs and Landing

The décor continues seamlessly up the oak finished staircase to the landing, where oak flooring complements the soft light green walls, creating a cohesive and stylish feel. A built in cupboard provides practical storage. The area is completed with downlights, a smoke detector, and access to the attic hatch.

Primary Bedroom

4.439m x 3.575m (14'06" x 11'08")

This charming room is beautifully presented with light grey painted walls and carpeted flooring, creating a calm and inviting atmosphere. Two integrated wardrobes provide generous hanging and shelving space for practical storage. Natural light pours in through the front facing window, while downlights enhance the brightness of the room.

A radiator and conveniently placed power points add further comfort and practicality.

En-Suite Shower

2.995m x 1.933m (9'09" x 6'04")

This elegantly designed bathroom perfectly combines style and functionality. Light grey painted walls harmonise with contemporary vinyl tile flooring. The modern suite includes a wood effect wall hung vanity unit with basin sink, a close coupled toilet, and a generously sized shower with both a mains waterfall and handheld shower.

Natural light streams through the rear facing window, complemented by recessed downlights for additional brightness. A modern grey radiator, extractor fan, and underfloor heating complete this sophisticated and practical space, making it both luxurious and comfortable.

Bedroom Two

3.357m x 3.884m (11'00" x 12'08")

This room is finished with crisp white walls and carpet to the floor, creating a bright and airy atmosphere. An integrated wardrobe offers ample hanging and shelving space. A rear facing window floods the space with natural light, while downlights, radiator, and conveniently placed power points ensure comfort and practicality.

Bedroom Three

3.125m x 3.883m (10'03" x 12'08")

This delightful third double room is finished with crisp white walls and carpeted flooring. A front facing window fills the space with natural light, enhanced by downlights. A built in wardrobe provides practical storage, while a radiator and power points complete the room.

Family Bathroom

2.988m x 2.694m (9'09" x 8'10")

This generously proportioned bathroom is elegantly finished with a combination of cream tiles and magnolia painted walls, paired with matching cream floor tiles for a cohesive, calming look. A rear facing window floods the room with natural light, while recessed downlights and feature lighting around the bath add a touch of sophistication.

The modern suite includes a wood effect vanity unit with an integrated sink, a close coupled toilet, a bath with shower attachment, and a walk in shower with a mains shower. A chrome towel radiator, extractor fan, underfloor heating, and built in Sonos ceiling speakers complete this stylish and highly functional space.

Garage

5.940m x 2.811m (19'05" x 9'02")

The garage is neatly finished with plasterboard walls and benefits from an electric up and over door, along with convenient internal access from the hallway. At the rear, the space is currently configured as a utility area, with room for a washing machine, tumble dryer, and freezer. Additional features include power points, a radiator, two ceiling lights, and hot and cold taps, combining practicality with everyday convenience.

Rear Garden

This generously sized, dual aspect private garden provides a delightful outdoor retreat. Featuring a lawn, a paved patio area, and a stone finished section to the side, the space is perfect for dining, entertaining, or simply relaxing. Mature planted areas add natural beauty, creating a lush and inviting atmosphere. Fully enclosed by fencing for privacy, the garden also benefits from gated side access to the front, making it ideal for both leisurely enjoyment and social gatherings.

Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings 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.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

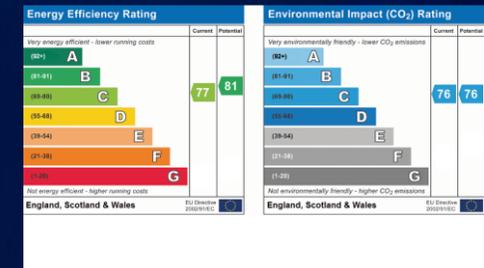
INTEREST

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



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