

# Peterkin & Kidd

Solicitors and Estate Agents

## 14

OVERTON CRESCENT  
EAST CALDER, EH53 0RS



**OFFERS OVER £230,000**

# 14

## OVERTON CRESCENT EAST CALDER, EH53 0RS

Ideal for first time buyers or downsizers, this well-presented, semi-detached villa is situated in a popular residential location and situated a few minutes drive from Almondell Country Park.

A uPVC door with glazed panel leads to the vestibule which has a cloaks cupboard also housing the fuse box and meter. A timber and glazed door leads to:

The living room is to the front with open aspects and has ample space for freestanding furniture. A door leads through to the rear with access to the breakfasting kitchen and stairs to the upper floor.

The breakfasting kitchen is fitted with a range of wall and base units with stainless steel sink and drainer, coordinating work surfaces and upstand. In addition, there is a shelved pantry. The appliances include a gas hob, oven, extractor hood, dishwasher and fridge, with no warranty given. A door leads to the utility room with a washing machine which is included and the boiler. A door leads to the garage.

Open plan to the kitchen is a bright and spacious sun room with French doors to the garden and twin overhead Velux windows.

On the upper floor, there is a window to the side and a hatch to the attic.

Bedroom 1 has space for freestanding furniture and a window to the front offering far-reaching views.

Bedroom 2 is to the rear and has space for freestanding furniture and a built-in wardrobe with rail and shelving.

There is a single bedroom to the front which also has far-reaching views.

The shower room completes the accommodation and is fitted with a wash hand basin with vanity cupboard, WC and shower cubicle. Window to rear.

### ACCOMMODATION

Entrance vestibule  
Living room  
Fitted breakfasting kitchen open plan to sun room  
Utility room  
3 bedrooms  
Shower room

Gas central heating, double glazing

### EXTRAS

All fitted floor coverings, carpets, curtains, blinds and white goods as specified are included in the sale. The furniture may be available by separate negotiation.

### GARDEN

There are gardens to the front and rear. The front garden is laid to lawn. There is also a low maintenance garden to the rear.





## GARAGE AND DRIVEWAY

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There is a garage to the side of the property with up and over door, power, light and tap.

The monobloc driveway provides parking for several cars.

## SITUATION

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The village of East Calder continues with its expansion plans which brings the benefits of a Partnership/Community Centre with health centre, administration office, playgroups and a library. In addition, there is a Post Office, village pub/restaurant, two supermarkets and two primary schools.

The town of Livingston which is a short drive away, provides an extensive range of shops with The Centre, The Elements and Designer outlet together with a multi-screen cinema.

The property is within easy commuting distance to Edinburgh and the Hermiston 'Park and Ride' buses to the city centre. It is also easily accessible to the A71 and M8/M9 motorway network for travel throughout the central belt and beyond. Local buses serve the surrounding towns with railway stations at Kirknewton, Murieston (Livingston South) and Uphall offering regular services to both Edinburgh and Glasgow.

## VIEWING

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By appointment with Property Department, Linlithgow on 01506 840000.

WHAT3WORDS  
caves.newest.commoners

## OTHER

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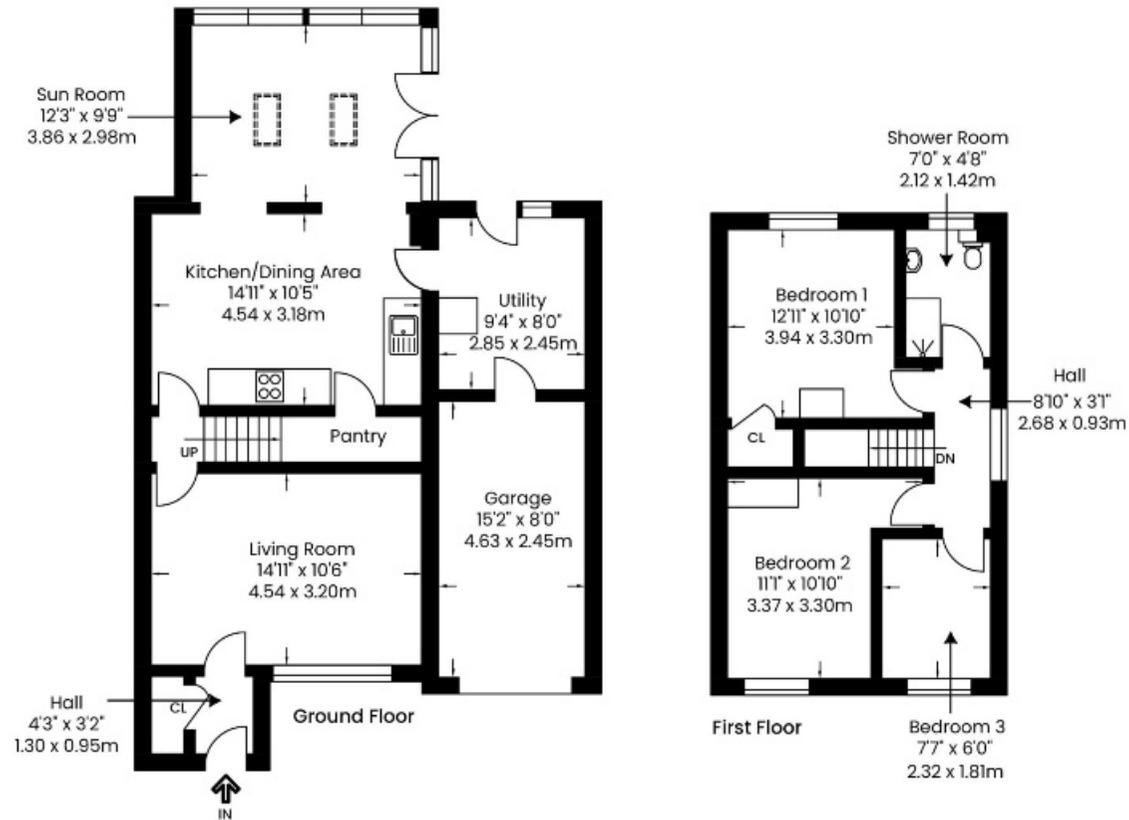
COUNCIL TAX BAND: C

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.



## WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
vistaBee 2026

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*We can open doors for you*

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