

Peterkin & Kidd

Solicitors and Estate Agents

201

MANSEFIELD, EAST CALDER
EH53 0JJ

- MID TERRACED VILLA
- ENTRANCE VESTIBULE
- OPEN PLAN LIVING ROOM / DINING KITCHEN
- 2 DOUBLE BEDROOMS, BOX ROOM
- WETROOM
- GAS CENTRAL HEATING, DOUBLE GLAZING
- GARDENS TO FRONT AND REAR
- ON-STREET PARKING

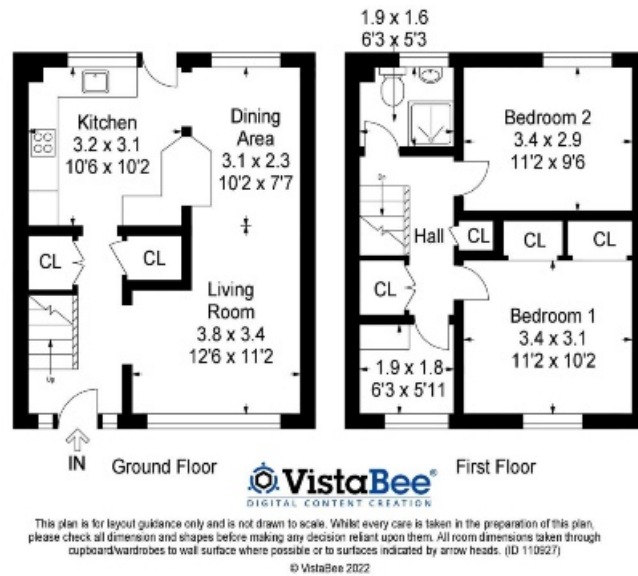
EPC: C

VIEWING

By appointment with Property
Department, Linlithgow on 01506
840000



FIXED PRICE £135,000



This mid-terraced villa, being sold as seen, occupies a sought after location within the village of East Calder and although in need of internal upgrading throughout, would prove an ideal family home.

There is a generous living room enjoying a front facing aspect, with open views to a paved garden area. The living room is open plan to a dining kitchen to the rear with access to a private, fully enclosed garden.

On the upper floor, there are 2 spacious double bedrooms with integrated storage, a box room and a wet room.

SITUATION

The village of East Calder is undergoing a period of expansion and is ideally situated for commuting, with stations at Livingston, Uphall and Kirknewton, together with easy access to the A71 and M8/M9 motorway network with links to Edinburgh and Glasgow. In addition, there is an excellent bus service which operates to Livingston, Bathgate and Edinburgh.

EXTRAS

All fitted floor coverings, curtains, blinds, light fittings, washing machine, cooker, fridge/freezer and the garden shed are included in the sale.

OTHER

COUNCIL TAX BAND: B

These particulars are believed to be warranted and will not form part of any contract of sale. All measurements are approximate.

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We can open doors for you

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