



19 Linhouse Road, East Calder, Livingston, West Lothian, EH53 0DE

Well-Presented, Two-Bedroom, Mid-Terrace Home with Gardens & Driveway

Up to date price and viewing info at mov8realestate.com/property

espc rightmove find your happy Zoopla

Property Description

Well-presented, two-bedroom, mid-terrace house, with private gardens and a driveway. Located in an established residential area, in the village of East Calder, West Lothian.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms and a bathroom.

Highlights include a modern fitted kitchen, contemporary flooring, gas central heating and double glazing. In addition, there is good storage including a loft space, and pleasant open views of the rear garden.

Externally, there is a mono-blocked double driveway to the front, whilst a generous rear garden includes a lawn, patios and two store sheds.

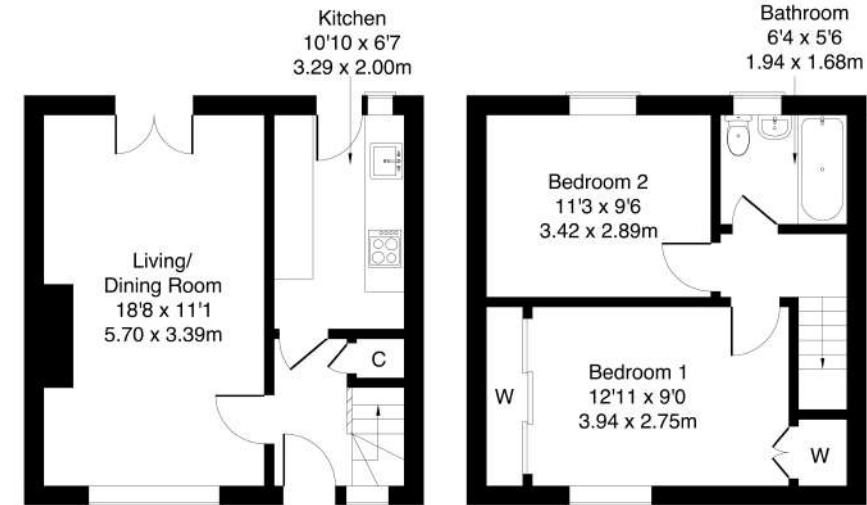
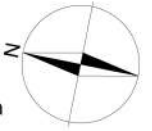
The entrance hall gives access throughout the ground floor, including an under-stair storage cupboard, and the carpeted stairway to the first floor. A good-sized, dual-aspect lounge features a gas fireplace with a tasteful surround, modern wood-effect flooring and French patio doors leading to the rear garden. The kitchen also has a door to the garden, whilst fitted units include stone-effect worktops with a matching surround, a sink with a drainer, and an integrated oven and gas hob.

On the first floor, bedroom one is set to the front, with a large built-in mirrored wardrobe across one wall, a second built-in wardrobe store and carpeted flooring. Bedroom two overlooks the rear garden and has carpeted flooring and a central light fitting. Completing the accommodation, the fully-tiled bathroom is fitted with a three-piece suite including a shower over the bath.



19 Linhouse Road, East Calder, EH53 0DE

Approximate Gross Internal Area: (678 sq ft - 63 sq m.)



Ground Floor

First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





East Calder is a small established town forming a group of residential communities to the southeast of Livingston. The town has all the amenities and facilities expected, and is popular with commuters because of its close proximity to the A71 and M8/M9 for travel throughout the central belt. Rail services are available from the nearby Kirknewton station, approximately 1.7 miles away. Nearby Livingston, the largest town in West

Lothian, has an excellent range of shopping and recreational facilities, including the renowned Livingston Centre and Livingston Designer Outlet, along with extensive local shopping and a range of supermarkets. There is also an excellent choice of sports and leisure pursuits including a network of walking and cycle paths, parks, woodlands, swimming pools, golf courses, libraries, a multi-screen cinema, and sports centres.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

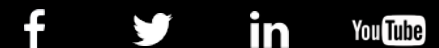
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.