



## 95 Main Street, East Calder, Livingston, West Lothian, EH53 0EP

Well-Presented, Two-Bedroom, End-Terrace House, with a Private, Patio Garden

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# Property Description

Well-presented, two-bedroom, end-terrace house, with a private, patio garden. Set well back from the road, with a corner position in a courtyard-style development, in the village of East Calder, West Lothian.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, and a shower room.

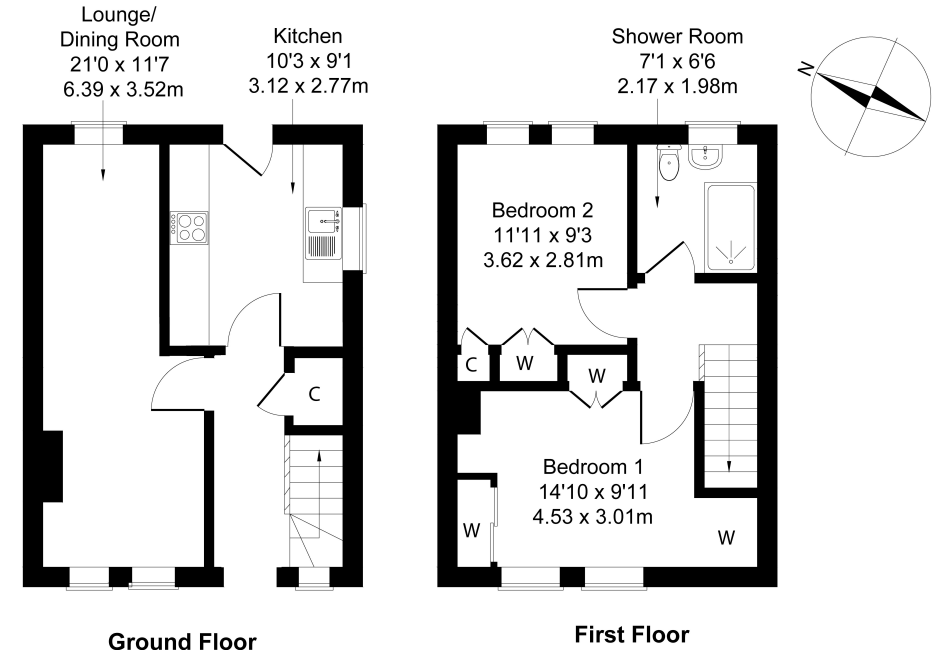
Highlights include a modern fitted kitchen, with appliances, contemporary flooring, modern gas central heating and double glazing.

In addition, there is good storage, including integrated wardrobes, and pleasant, open views to the rear, with good, natural light. Adjacent to the rear is a shared drying yard, and an enclosed private patio garden with a shed.

The hallway gives access to both public rooms and to the stairway, which has a built-in store cupboard underneath. A spacious, dual-aspect living and dining room includes carpeted flooring and plain coving. Rear-facing, the bright, dual-aspect kitchen has a door to the rear gardens and modern, wood-effect flooring continuing from the hall. Fitted units include stone-effect worktops, a sink with a drainer, a washing machine, a fridge/freezer, and an integrated dishwasher, oven and gas hob. On the first floor are two well-proportioned, double bedrooms, featuring built-in storage and carpeted flooring. The bathroom has a rear-facing window, and is fitted with a modern two-piece suite and a walk-in cubicle with a mains mixer shower.

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Approximate Gross Internal Area: ( 624 sq ft - 58 sq m.)



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 south-east 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.









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