



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

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

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# 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.

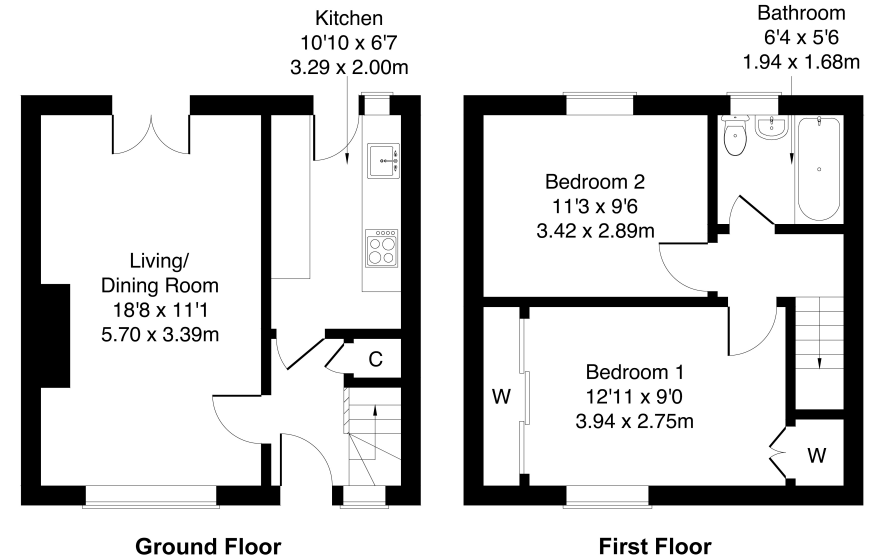
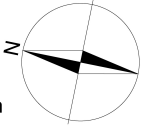
The entrance hall gives access throughout the ground floor, including an under-stair storage cupboard, and the carpeted stairway to the first floor. A good-sized, dual-aspect lounge features a gas fireplace with a tasteful surround, modern wood-effect flooring and French patio doors leading to the rear 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.



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





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