



## 60 Redcraig Road, East Calder, Livingston, West Lothian, EH53 0QS

Light & Well-Presented, Two-Bedroom, Mid-Terrace Home with Gardens & Allocated Parking Space

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

espc rightmove  Zoopla  
find your happy

# Property Description

Light and well-presented, two-bedroom, mid-terrace house, with gardens and an allocated parking space. An enviable plot is set quietly off-street with parklands adjacent, in the quiet residential area of East Calder, West Lothian.

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

Features include a fitted kitchen with appliances, contemporary flooring, and open parkland views to the front. In addition, there is gas central heating, double glazing and a loft space.

Externally, benefits include well-maintained, low-maintenance gardens to both aspects, with a good-sized storage shed and a rear gate to the resident's parking.

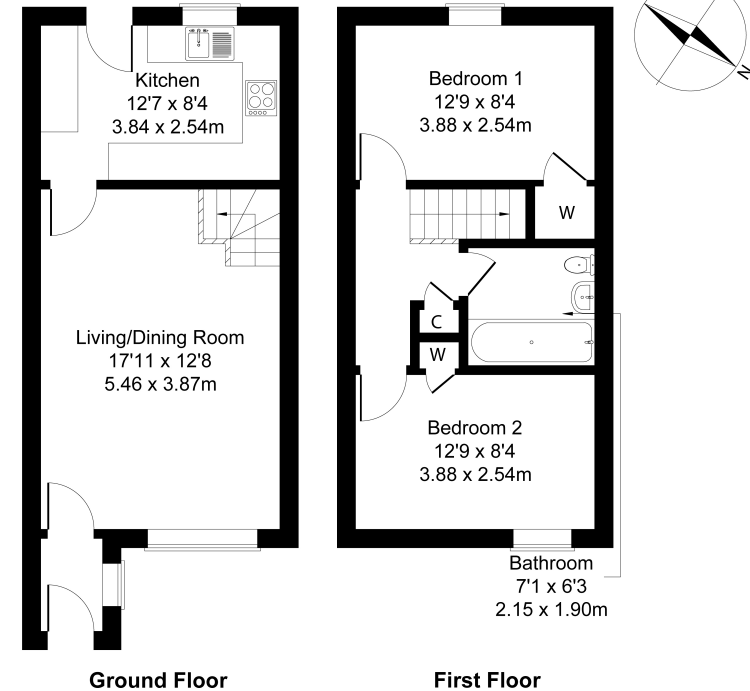
A welcoming vestibule opens into a spacious living room featuring wood-effect flooring, light decor, a fireplace, central light fitting and a carpeted staircase leading to the upper hall. Set off the living room with a door leading to the rear garden, a good-sized kitchen includes fitted units, wood-effect worktops, tiled surround, a sink with a drainer and plenty of space for freestanding appliances.

On the first floor, two well-proportioned double bedrooms are set to the opposite aspect, similarly finished, with carpeted flooring, light fittings and ample space for freestanding storage, with bedroom one also including a built-in cupboard and overbed storage. Completing the accommodation, a family-sized bathroom is fitted with a three-piece suite including a shower over the bath, and tiled splash walls.



60 Redcraig Road, East Calder, EH53 0QS

Approximate Gross Internal Area: (700 sq ft - 65 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

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

