



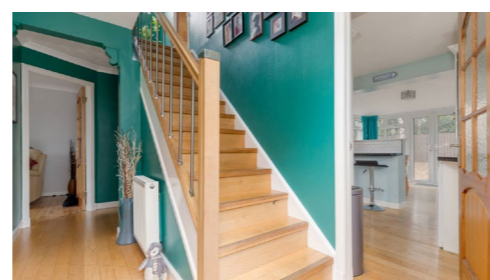
145 Overton Crescent  
East Calder, West Lothian, EH53 0RJ

CALL US ON 0131 447 4747

# 145 Overton Craescent East Calder West Lothian EH53 0RJ

For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Reception hall with storage.
- Cloakroom/WC.
- Attractive living room with French doors to decking area at front.
- Modern fitted kitchen with appliances & breakfast bar.
- Good sized conservatory currently used as a dining room with French doors to rear.
- Two double bedrooms on ground level.
- Shower room on ground level.
- Upper landing.
- Master bedroom with fitted bedroom furniture.
- Four-piece en-suite bathroom.
- Lovely outlook to front. Further double bedroom.
- Extensive driveway to front.
- Private garden with decking to front.
- Enclosed gardens to rear.
- Unrestricted on-street parking.



## GENERAL DESCRIPTION

A well-presented, extended detached villa, situated within the popular town of East Calder in West Lothian, an ideal commuter base to Edinburgh and Glasgow. There are a range of excellent local amenities close at hand and the property would make a perfect family home in a great location

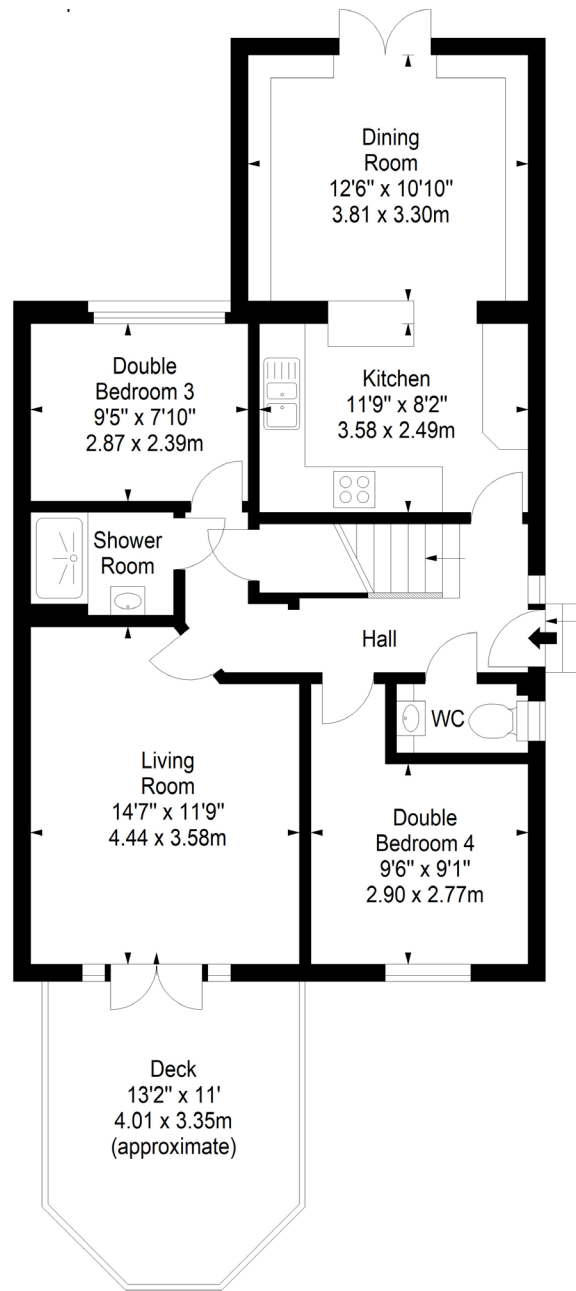
**COUNCIL TAX BAND:** E.  
**TRAIN STATION:** APPROXIMATELY 1.2 MILES TO KIRKNEWTON TRAIN STATION.  
**AIRPORT:** APPROXIMATELY 7.7 MILES TO EDINBURGH AIRPORT.  
**BUSES:** WITHIN 400 METRES.

## LOCATION

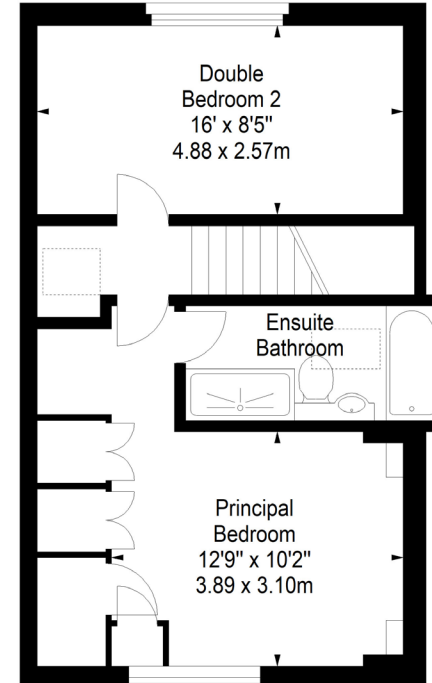
Conveniently placed between Edinburgh and Livingston, the West Lothian town of East Calder enjoys a charming, small-town ambience within easy reach of the capital. The tranquil main street is home to an excellent range of local services and amenities including a selection of convenience stores, a post office, a sports centre, a medical and dental surgery, a pharmacy and various cafes, pubs and restaurants. The delightful open space of The Almondell & Calderwood Country park is just a short walk away offering a wide range of leisure and outdoor pursuits. Livingston features an impressive shopping establishment including multi-screen cinema, gym together with many popular restaurants, cafes and bar. The town is within the catchment area for well-regarded schools at primary and secondary level and is also well-served by regular bus services to Livingston and Edinburgh, and the nearest train station (Kirknewton) provides frequent rail services between Edinburgh and Glasgow. Thanks to its ideal position just off the A71, East Calder is ideal for commuting to Edinburgh and also enjoys swift and easy access to the M8/M9 motorway network, the Queensferry Crossing, and Edinburgh Airport

**EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS. KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FRIDGE/FREEZER AND DISHWASHER. THE GARDEN SHED WILL ALSO BE INCLUDED IN THE FOR-SALE PRICE.**





Ground Floor



First Floor

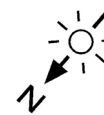


ENERGY PERFORMANCE  
CERTIFICATE RATING C

Overton Crescent,  
East Calder,  
Livingston,  
West Lothian, EH53 0RJ



Approx. Gross Internal Area  
1210 Sq Ft - 112.41 Sq M  
For identification only. Not to scale  
© SquareFoot 2023



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WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.