



## 13 Mansefield, East Calder, EH53 0JB

### Description

Exceptionally spacious corner terraced four bedroom house which is well maintained and would make an ideal family house. It has a large private rear garden and occupies a corner site. It also benefits from gas central heating and double glazing. There is a large external storage cupboard which other proprietors who own similar properties have altered their properties to incorporate into the internal footprint of the property to gain additional space in the kitchen.

The accommodation comprises:

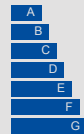
- Welcoming entrance hall with staircase with storage beneath
- Generous living / dining room with window to the side, cornicing, electric fire and sliding patio doors to the rear garden
- The kitchen is fitted with a range of wall and base mounted units with laminate worktops, inset stainless steel sink and appliances including electric cooker, washing machine, dryer, dishwasher and fridge freezer
- Spacious master bedroom with built-in mirrored sliding door wardrobes
- Two further double bedrooms and a good sized fourth bedroom
- Modern shower room which is mostly tiled with wall board within the shower enclosure, pedestal wash basin and WC
- Landing with hatch to the loft which provides excellent storage



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING  
Unknown



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### Outside and Gardens

There is an extensive private garden to the rear of the lawn which faces south and west and gets plenty of natural light. It is pleasantly landscaped mostly being laid to lawn with mature well stocked borders and enclosed by fencing. The garden shed is included in the sale.

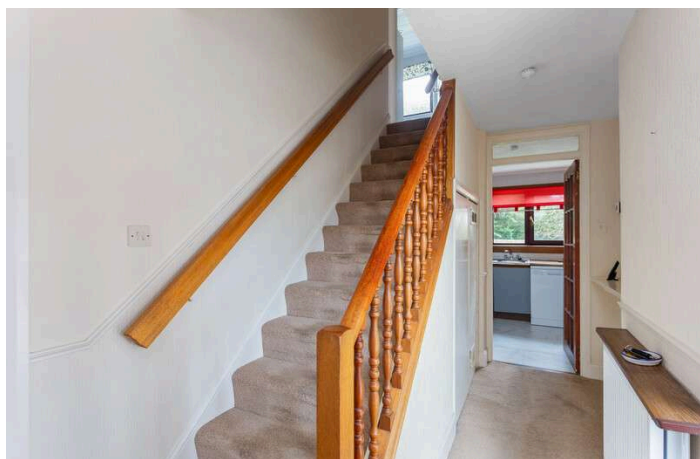
### Location

East Calder is a thriving commuter town which has undergone a transformation in recent years with a lot of new residential development. It is located between Edinburgh and Livingston within West Lothian. Local amenities include two Scotmid stores, Tesco Express, post office/convenience store, cafe, hair stylists, nursery, takeaways, car wash, library, doctors' surgery, dentist, two lawn bowling greens, a pharmacy, a garden centre, sports centre and the well known Almondell & Calderwood Country Park. From a commuting perspective, the A71 bypasses the town to the south and offers quick access to Livingston and Edinburgh. East Calder is served by a number of bus services including First Scotland East's route 27/28, which connect the town to Livingston, Bathgate and Edinburgh. E&M Horsburgh's Route 40 connects the town to Ratho and the Edinburgh Royal Infirmary. The nearest train station is located at Kirknewton. East Calder has two primary schools, East Calder Primary School and St Paul's RC School. East Calder is in the catchment area for West Calder High School and St Margaret's Academy.

### Extras

The fixed floor coverings, blinds, curtains (excluding living room) and kitchen appliances are included in the sale.

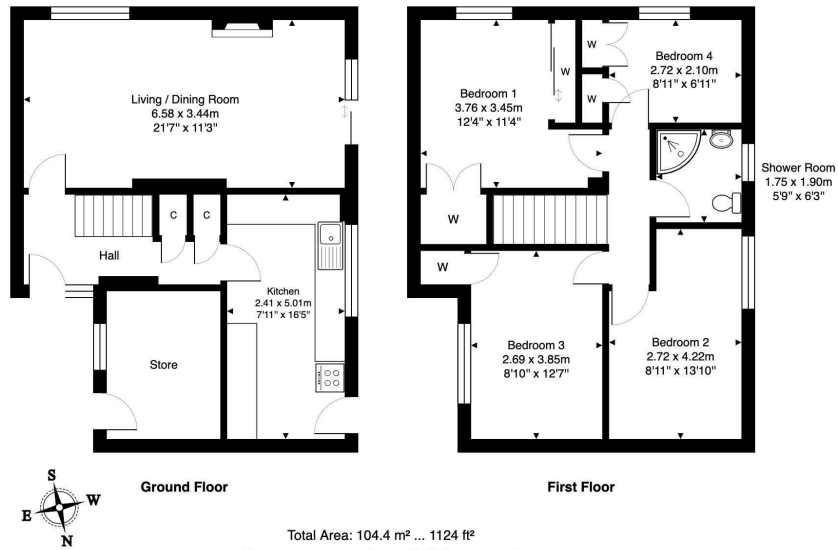
Council Tax - Band C







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Offers can be submitted in writing, fax or email:

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