










Offers Over

£175,000

34 Langton View

East Calder | West Lothian | EH53 0LE

A superb opportunity has arisen to acquire this generously proportioned three bedroom semi-detached villa pleasantly positioned within a quiet pocket of East Calder. Boasting an integrated garage, the property will undoubtedly appeal to a variety of buyers including first-time purchasers and growing families. Early viewing suggested.

-  3 beds
-  1 public
-  1 bathroom
-  Private rear garden
-  Single garage and double driveway
-  EPC Band - C
-  Council Tax Band - C



Description

Internally, the accommodation briefly comprises of; welcoming entrance hallway, bright and spacious lounge with an understairs storage cupboard, fully-fitted kitchen/ diner with some integrated white goods and tiling in splash areas while being styled with wooden units and a dark worktop, separate utility room with garage and garden access, landing with a useful storage cupboard and access to the attic space, first front-aspect double bedroom with fitted sliding door wardrobes, second double bedroom with a leafy rear-aspect and room for freestanding furniture, third single bedroom allowing for optional use as a home office/study, and a fully-paneled shower room with a walk-in shower and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The private rear garden with a South-West facing aspect offers the perfect spot for residents to relax. The garden is mostly laid to lawn with a patio for garden furniture and a border of mature shrubs. For the car owner, there is a double driveway for off-street parking as well as free on-street parking for visitors.

Viewing

By appointment through Neilsons 0131 625 2222.





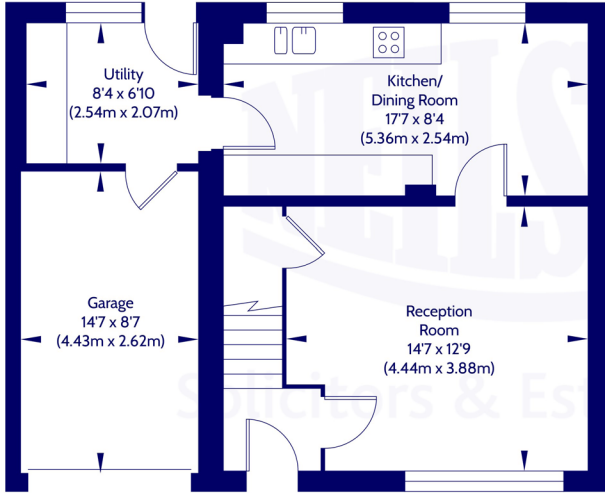
Location

Langton View is conveniently positioned within the popular West Lothian village of East Calder with everyday shopping facilities on hand together with excellent commuting links from bus services, nearby mainline railway station to the main motorway network system providing easy access to Glasgow, Edinburgh and beyond. 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 bars. Within the Calderwood estate itself is a popular café together with reputable nursery and primary school with secondary schooling available in Livingston and West Calder.

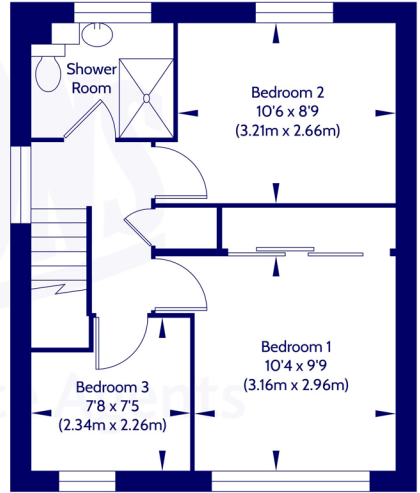




Approx. Gross Internal Floor Area 78.47 Sq M / 845 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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