



East Calder, Livingston

48 MANSFIELD, EAST CALDER, LIVINGSTON EH53 0JD

Set on a quiet street overlooking a pretty central courtyard, this light and spacious, three bedroom, mid-terrace house offers comfortable family accommodation with a secure rear garden.



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DESCRIPTION

Located two miles east of Livingston, East Calder is a peaceful village surrounded by beautiful countryside, perfect for families, dog-walkers and nature enthusiasts. The excellent family accommodation comprises:

- Spacious Mid-Terrace House
- Large Entrance Hall with Two Cupboards
- Sitting/Dining Room with Dual Aspect
- Modern Fitted Kitchen
- Three Good-Sized Bedrooms on First Floor
- Family Shower Room
- Landing with Boiler Cupboard
- Gas Central Heating and Double Glazing
- Private Front and Rear Gardens
- Overlooking Leafy Central Garden Area

LOCATION

Mansefield is a quiet residential area, ideally situated close to East Calder Main Street which has excellent local amenities including every-day shops for day to day needs such as Tesco Express and Scotmid, a Post Office, restaurants and cafes. East Calder lies on the outskirts of Livingston and benefits from excellent leisure facilities such as the Almondvale Shopping Centre and the well-known Designer Outlet Village, where you will find supermarkets, high street stores, bars, cafes, restaurants and a multi-screen cinema. East Calder is surrounded by beautiful countryside and is popular with walkers and lovers of nature. The Almondell and Calderwood Country Park is full of trails to explore with popular paths following the Almond and Murieston rivers and the popular sculptures of Jupiter Artland are also nearby.

There are numerous golf courses in the area. The area is particularly appealing for families, with the fantastic new East Calder Primary School located just across the green, and St Paul's RC Primary School only a short walk away via the nearby Mansefield Play and Skate Park, which also features tennis courts. The area is also well positioned for those working at St John's Hospital and offers quick access into Edinburgh city centre via Uphall Station, or by road along the M8 or A71. Kirknewton and Livingston train stations are close by also offering fast and regular services to Edinburgh and Glasgow. Regular bus services offer travel to Broxburn, Livingston and Edinburgh.

EXTRAS

Light fittings, curtains, blinds, floor coverings, oven and hob, fridge freezer and washing machine are included in the sale.

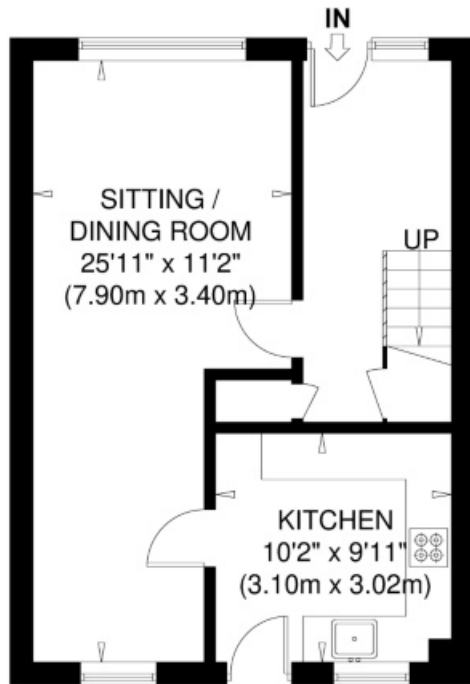
COUNCIL TAX BAND

Band B

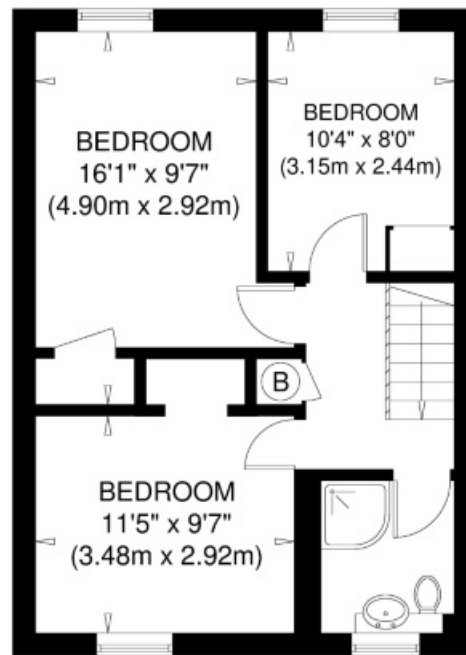
VIEWINGS

By appointment with Agents: Tel: 0131 467 7550





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 43.5 SQ M / 468 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 43.5 SQ M / 468 SQ FT



MANSEFIELD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 87 SQ M / 936 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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