

166/9 Main Street

EAST CALDER, LIVINGSTON, EH53 0HE



This spacious two-bedroom top-floor flat includes two double bedrooms, a large living room, a shower room, and a spacious kitchen



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McEwan Fraser is delighted to present this spacious two-bedroom top-floor flat to the market. Accommodation includes two double bedrooms, a large living room, a shower room, and a spacious kitchen. Further benefits include a secure entry system, residents' car park, gas central heating, and double glazing. The property is offered to the market chain-free and in excellent condition.

THE LIVING ROOM



Internal accommodation is focused on a spacious living room which is naturally bright and has ample space for a large suite and a dining table. The proportions on offer will give new owners plenty of flexibility to create their ideal entertaining space.

THE KITCHEN



The kitchen is adjacent to the living room and boasts a range of base and wall-mounted units that give plenty of prep and storage space for the aspiring chef. Gas hob and electric oven are integrated. Space is provided for a free-standing washing machine and a fridge freezer.





Both bedrooms are well-proportioned doubles with integrated wardrobes. Accommodation is completed by a spacious shower room which is partially tiled and finished with a white suite.

BEDROOM 1



BEDROOM 2



THE SHOWER ROOM

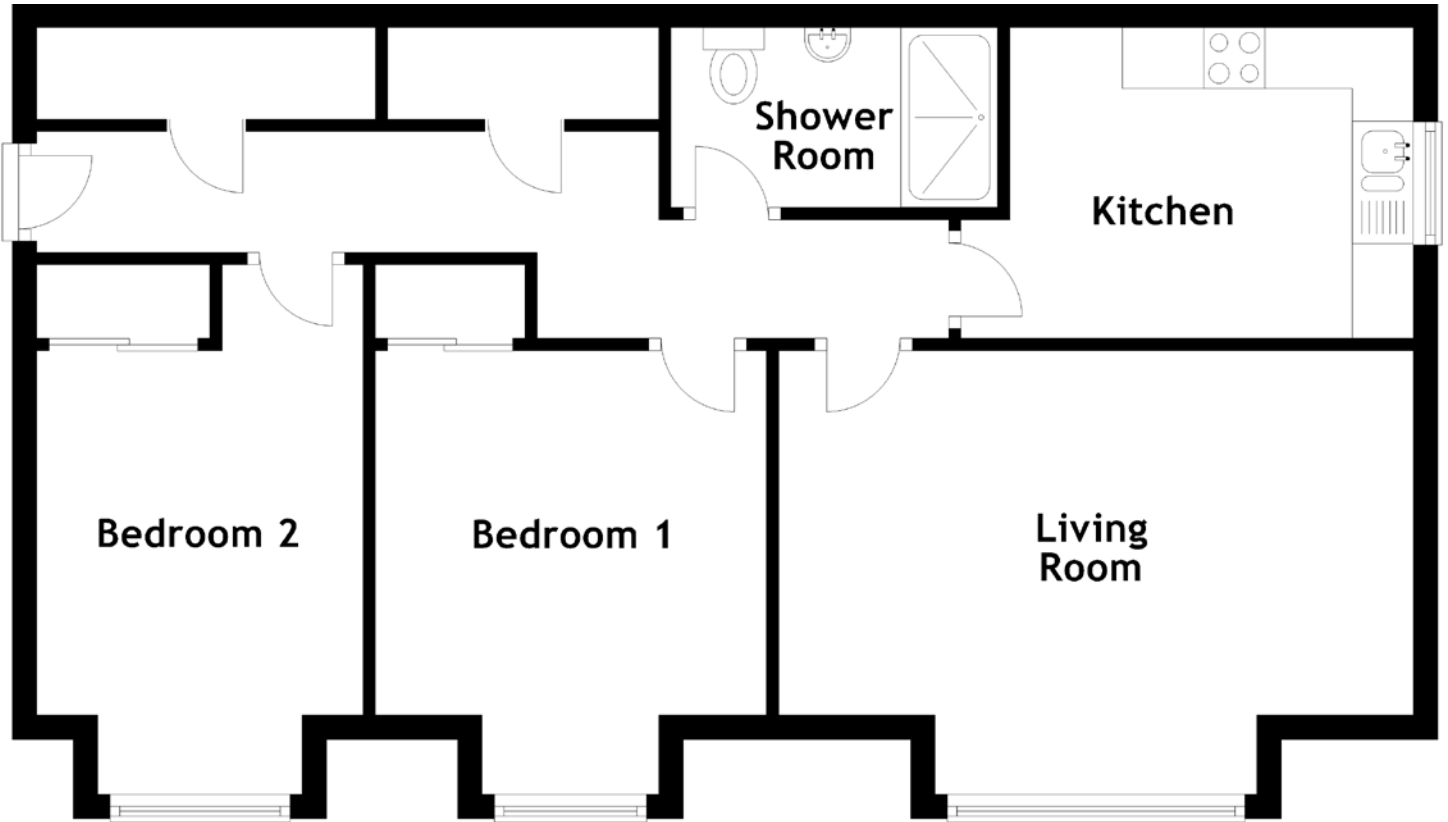


This is an ideal first-time buy or sound buy to let investment and internal viewing is highly recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

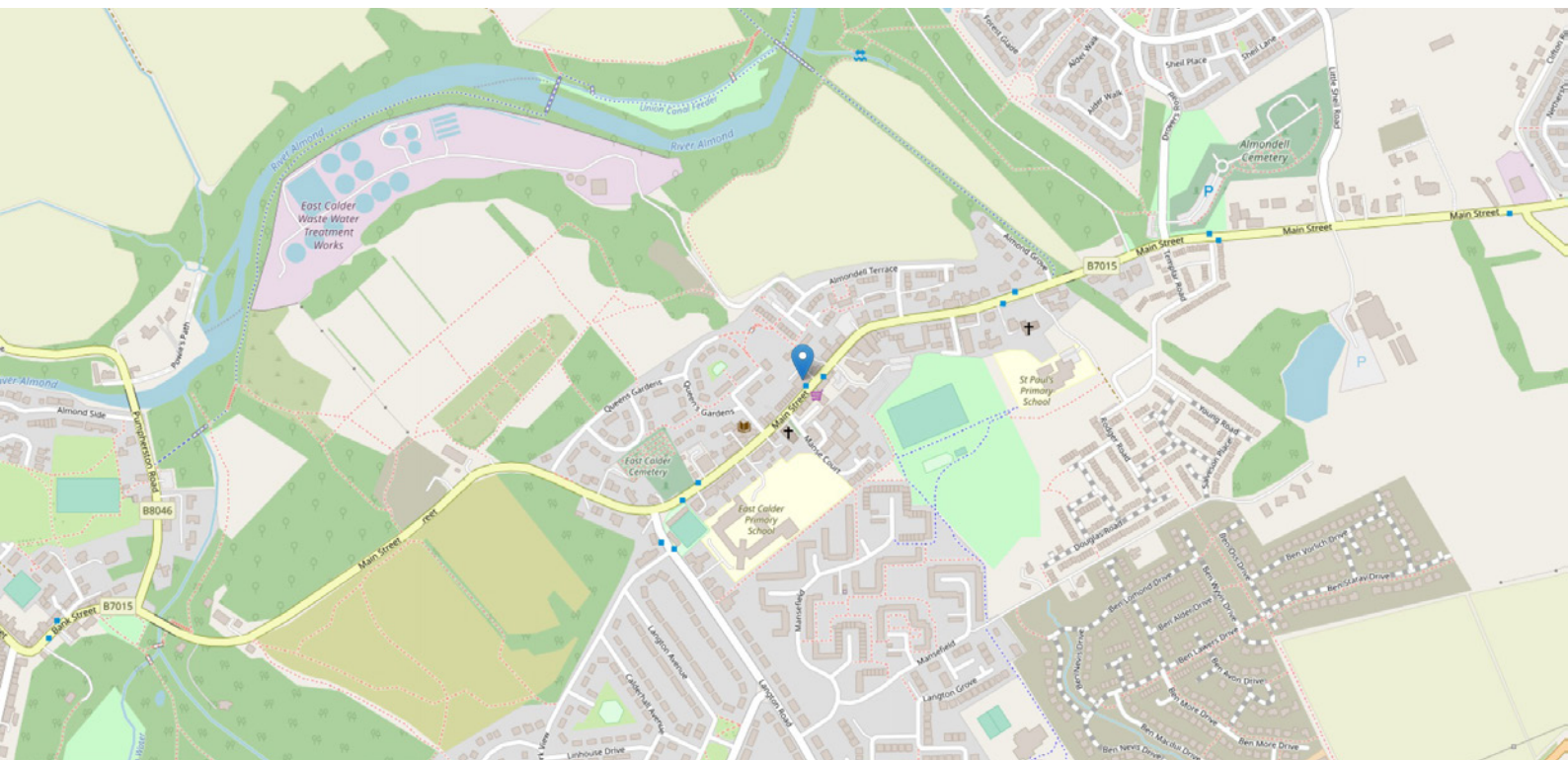


Approximate Dimensions (Taken from the widest point)

Living Room 5.20m (17'1") x 3.63m (11'11")
 Kitchen 3.70m (12'2") x 2.54m (8'4")
 Bedroom 1 3.63m (11'11") x 3.20m (10'6")

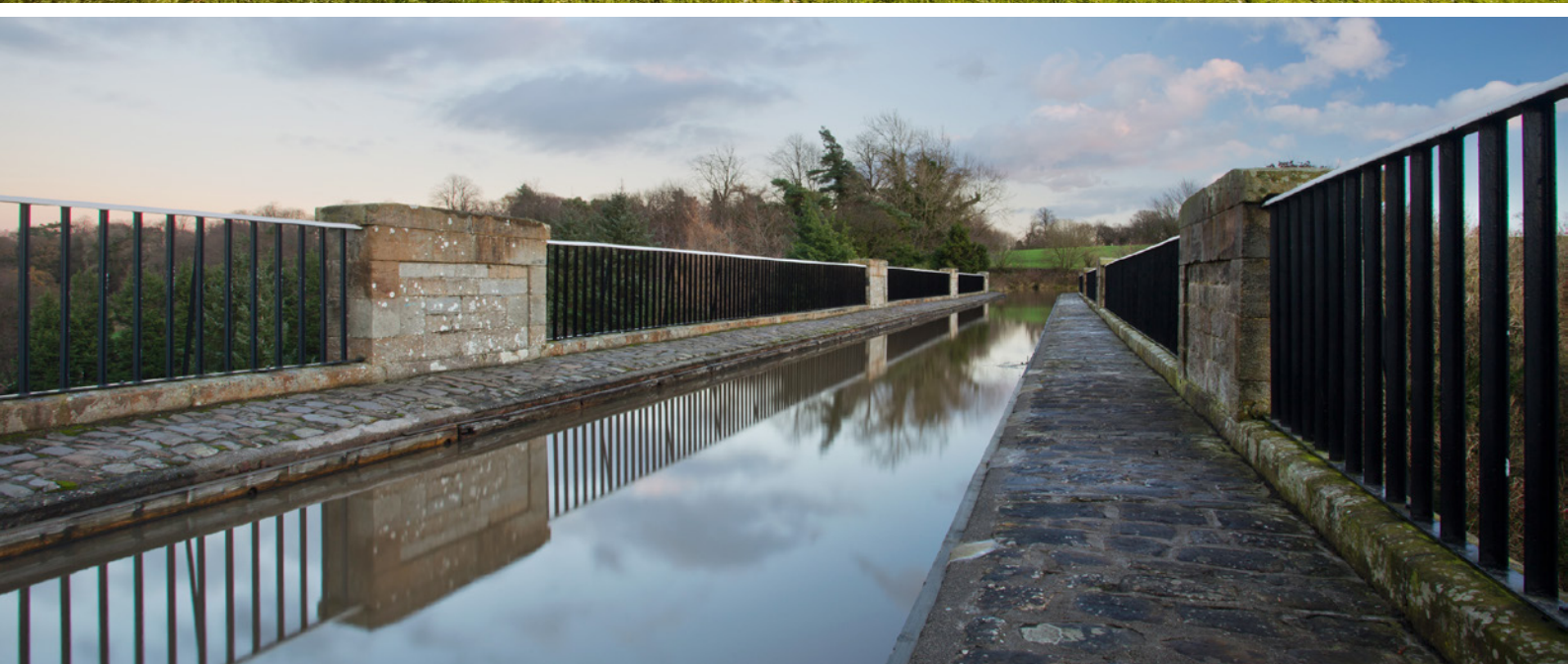
Bedroom 2 4.33m (14'2") x 2.67m (8'9")
 Shower Room 2.67m (8'9") x 1.47m (4'10")

Gross internal floor area (m²): 63m²
 EPC Rating: C



THE 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 medical and dental surgery, a pharmacy and various cafes, pubs and restaurants. And of course, East Calder is just a short drive from the extensive shopping and leisure facilities in nearby Livingston.





Thanks to its semi-rural location surrounded by picturesque countryside, East Calder is the ideal base from which to enjoy the great Scottish outdoors. The Almondell and Calderwood Country Park offers fun for all the family, or why not visit the red deer and highland cattle at Beebraigs Country Park in nearby Linlithgow? For culture vultures West Lothian boasts an abundance of attractions, ranging from historic castles and settlements to contemporary music, theatre and art. East Calder has its own primary school that has an excellent reputation. Secondary schooling is available at West Calder High School, one of the best state schools in the Lothians. The town is also well-served by regular bus services to Livingston and Edinburgh, and the nearest train station (Livingston South) 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 Forth Road Bridge and Edinburgh Airport.



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