

166/11 Main Street

EAST CALDER, LIVINGSTON, EH53 0HE



*Top-floor space, turnkey style, the
perfect first step in East Calder*



0131 524 9797



www.mcewanfraserlegal.co.uk

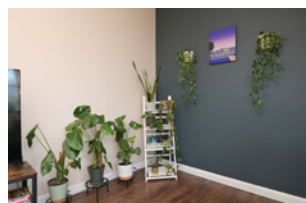


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McEwan Fraser is delighted to present this spacious two-bedroom top-floor flat to the market. Accommodation includes two double bedrooms, a large living room, a shower room, and a spacious kitchen. Further benefits include a secure entry system, residents'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

THE LIVING ROOM

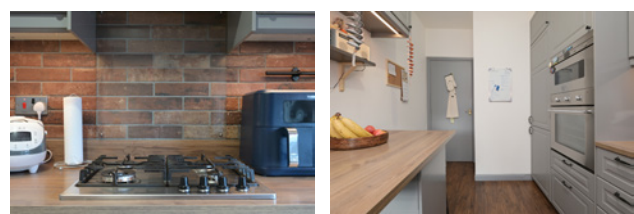


Internal accommodation is focused on a spacious living room, which is naturally bright and has ample space for a large suite and a dining table. The proportions on offer will give new owners plenty of flexibility to create their ideal entertaining space.

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. There is a range of integrated appliances, including a gas hob, an electric oven, a microwave, a washing machine, a dishwasher, and a fridge freezer.





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

THE BATHROOM



BEDROOM 1



BEDROOM 2

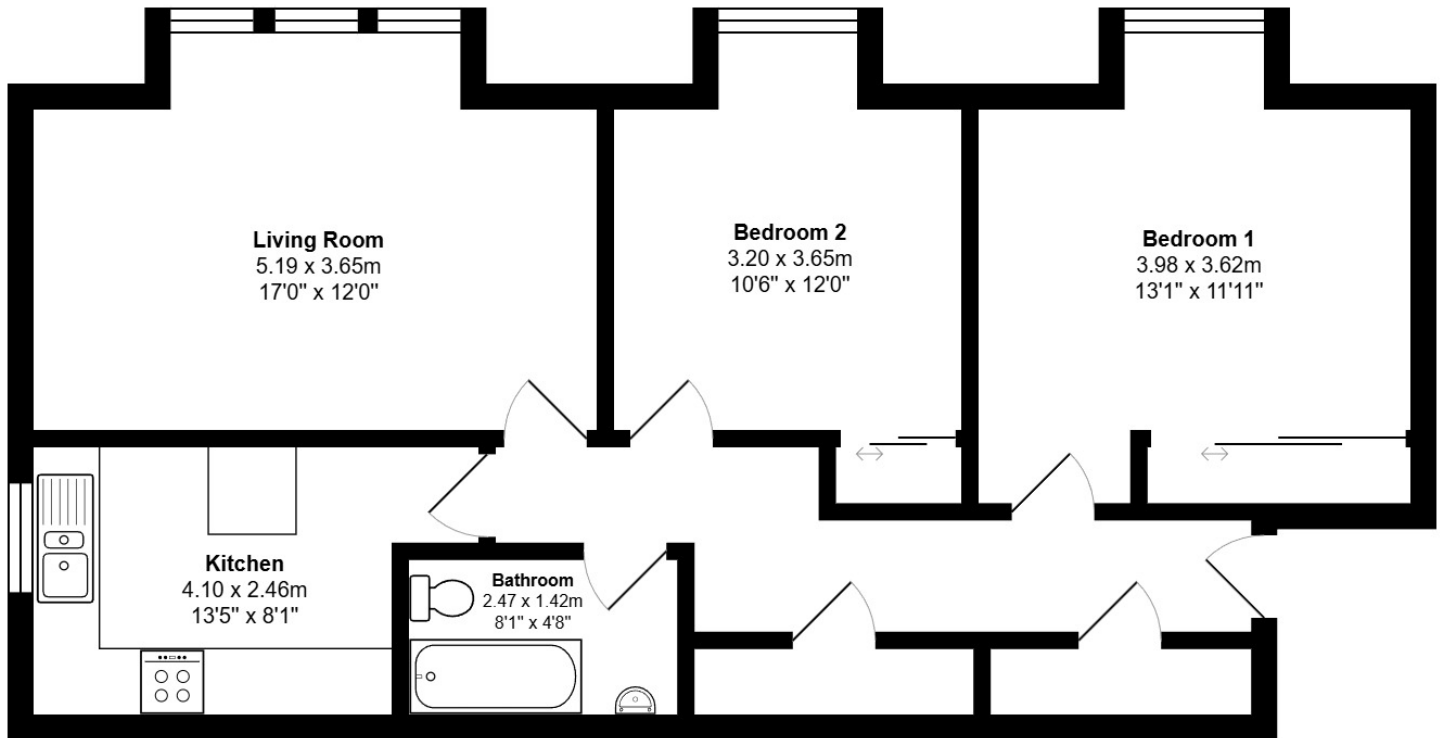


This is an ideal first-time buy or sound buy-to-let investment,
and internal viewing is highly recommended.

EXTERNALS & VIEW



FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 70m² | EPC Rating: C



THE LOCATION

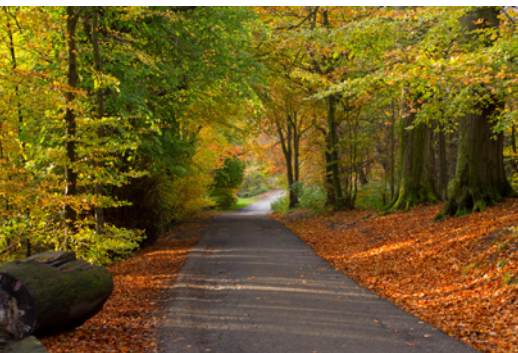
Conveniently positioned between Edinburgh and Livingston, the thriving West Lothian town of East Calder offers a charming village atmosphere combined with exceptional connectivity to the capital and beyond. The attractive main street forms the heart of the community and provides a wide range of everyday amenities, including convenience stores, a post office, medical and dental practices, a pharmacy, and a traditional village pub. For more extensive retail and leisure facilities, Livingston's major shopping centres and designer outlet are just a short drive away.





Surrounded by picturesque countryside, East Calder is perfectly placed for those who enjoy an active outdoor lifestyle. The nearby Almondell & Calderwood Country Park offers scenic woodland walks and family-friendly recreation. West Lothian itself is rich in cultural and historical attractions, from impressive castles and ancient settlements to modern arts, music and theatre venues.

The town benefits from a highly regarded local primary school, with secondary education available at West Calder High School, one of the most sought-after state schools in the Lothians. East Calder is particularly well-suited to commuters. Regular bus services connect the town to Livingston and Edinburgh, while Livingston South railway station offers frequent services between Edinburgh and Glasgow. The town's proximity to the A71 ensures swift access to Edinburgh, the M8 and M9 motorway network, the Forth Road Bridge and Edinburgh Airport, making it an ideal base for those travelling throughout central Scotland.



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