



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**12 Calderhall Avenue**

EAST CALDER, LIVINGSTON, EH53 0DJ



# EAST CALDER

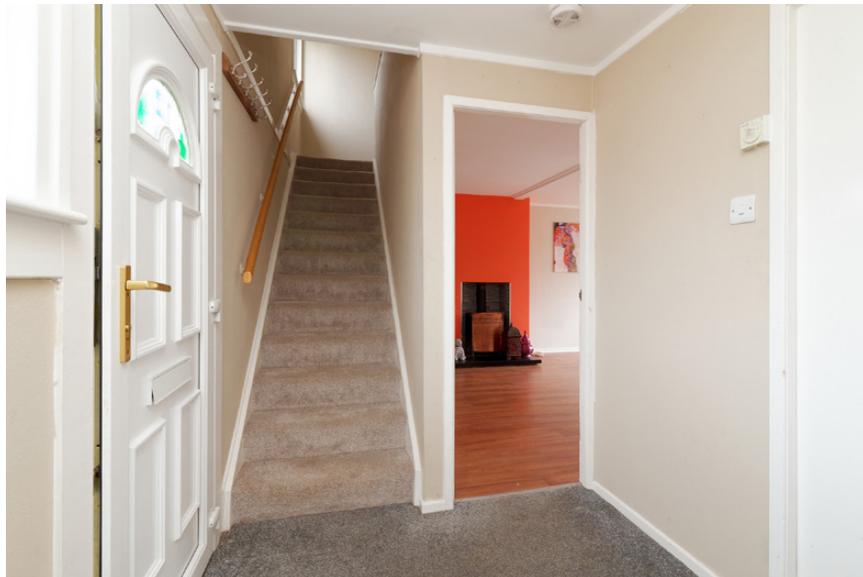
LIVINGSTON, EH53 0DJ

East Calder is a small village situated to the East of Livingston, approximately fifteen miles west of Edinburgh and thirty miles east of Glasgow making East Calder an ideal commuter base. Within East Calder, there is shopping for everyday requirements, a local Post Office, doctors' surgery, dentist and a small number of public houses. There are two local primary schools of good repute and secondary schooling available in Livingston and West Calder.

For the commuter, easy access can be gained to the main motorway networks linking Glasgow, Edinburgh and beyond. There are excellent bus services and a number of mainline railway stations nearby connecting throughout the central belt.

Close by Livingston features one of the largest indoor shopping and leisure complexes in Scotland, offering around 155 shops, VUE multiplex cinema, a gym, bars, restaurants, and cafés catering for many recreational requirements.





# 12 CALDERHALL AVENUE

EAST CALDER, LIVINGSTON, EH53 0DJ

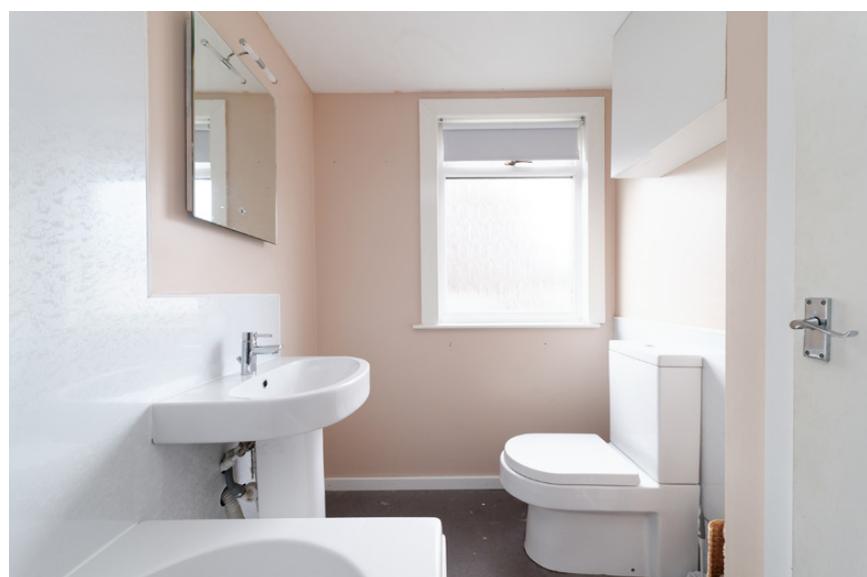
McEwan Fraser Legal is delighted to present this spacious three bedroom semi-detached house to the market. East Calder is a sought after location and a well-presented house is sure to generate interest. Early viewing is highly recommended.

Internal accommodation is focused towards a naturally bright dual aspect through lounge. There is ample floor space for a range of different furniture configurations centred around a multi-fuel stove which makes a nice focal point for the room. The kitchen is to one side of the lounge and includes a good range base and wall mounted units with space for free standing appliances. There is ample prep and storage space. The ground floor also includes the bathroom which benefits from a three-piece white suite with mains shower over bath. Climbing the stairs, you find three ample double bedrooms.

There are gas central heating and double glazing for extra warmth and comfort.

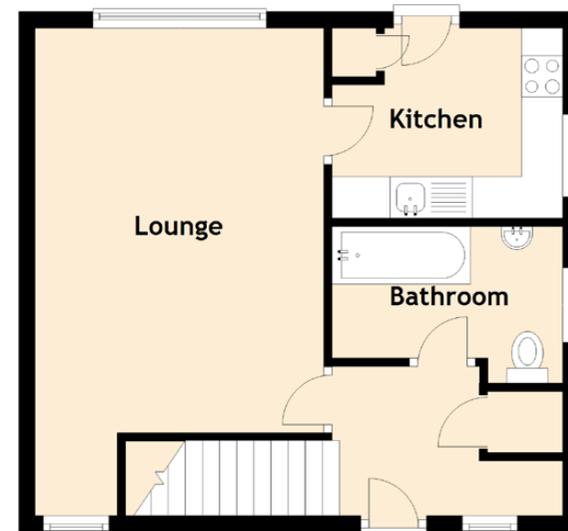
Externally, the property enjoys private gardens to front and rear with a driveway for two cars.





# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Ground Floor	
Lounge	4.90m (16'1") x 3.50m (11'6")
Kitchen	2.80m (9'2") x 2.30m (7'7")
Bathroom	2.80m (9'2") x 1.65m (5'5")
First Floor	
Bedroom 1	4.00m (13'1") x 3.80m (12'6")
Bedroom 2	4.00m (13'1") x 2.70m (8'10")
Bedroom 3	2.80m (9'2") x 2.60m (8'6")

Gross internal floor area (m<sup>2</sup>): 77m<sup>2</sup>

EPC Rating: D



Image credit: <https://www.odinmaps.com/>




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Text and description  
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