




McEwan Fraser Legal

Solicitors & Estate Agents

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220 Mansefield
EAST CALDER, WEST LOTHIAN, EH53 0JJ

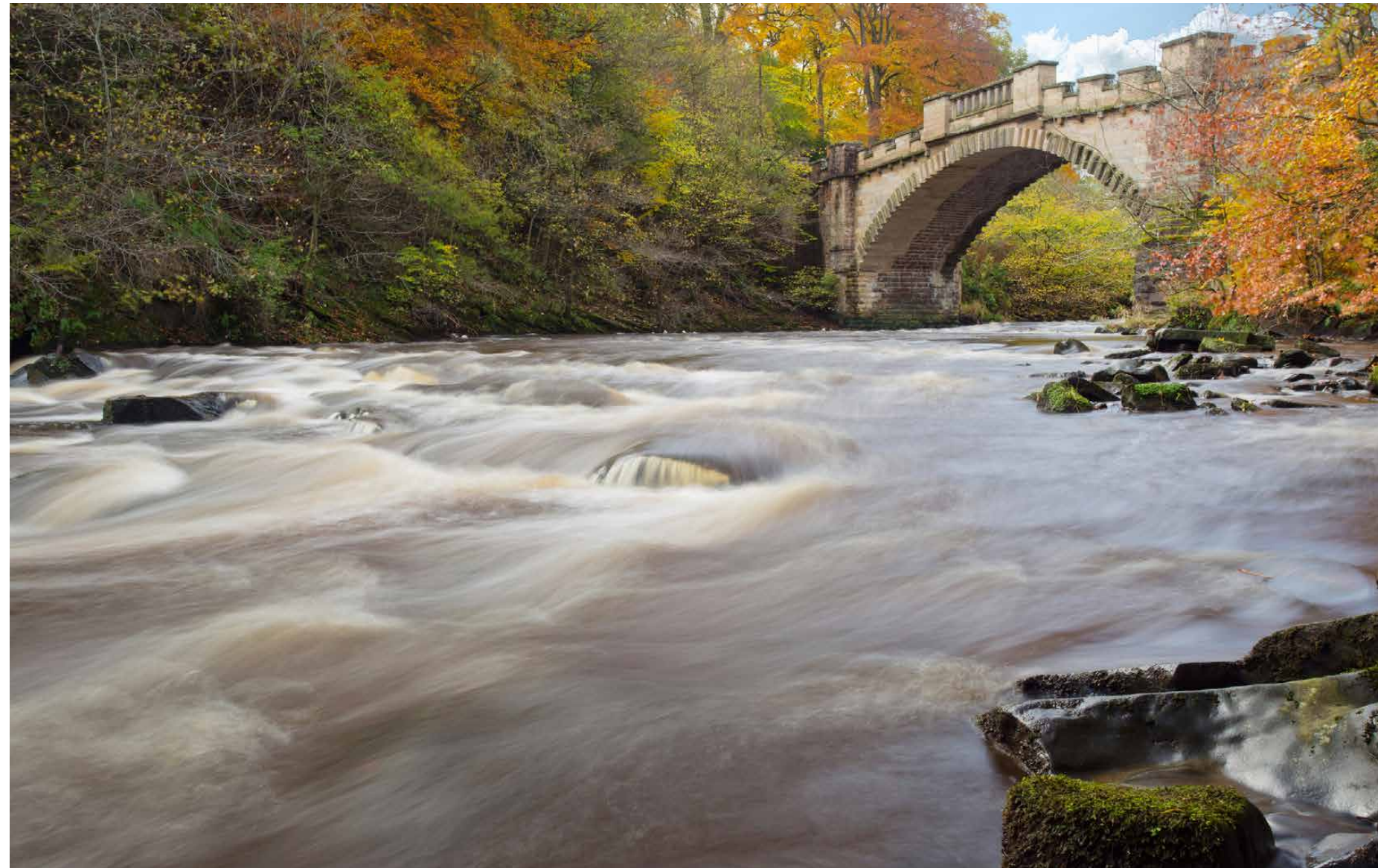


EAST CALDER

WEST LOTHIAN, EH53 0JJ

Mansefield is superbly placed to take advantage of fantastic amenities close by. Located close to both the M9 and M8 motorway networks, with the added benefit of Kirknewton Train Station a few miles away making travelling to both Edinburgh, Glasgow and beyond very easy. Edinburgh International Airport is approximately seven miles away.

The area also benefits from local schools, sports centre and Almondell Country Park providing beautiful woodland and riverside walks. Livingston Centre, McArthur Glenn and South Gyle shopping centre is also within easy reach.



220 MANSEFIELD

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McEwan Fraser Legal is delighted to bring to the market this three-bed terraced property. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs.

The accommodation consists of a welcoming hallway with storage. The bright and airy lounge/dining area allows for good furniture configurations and ample space for free standing furniture. The kitchen comes complete with floor to ceiling units, cooker hood, hob, oven, integrated dishwasher and washing machine and space for a fridge freezer, as well as access to the back garden.

On the upper level, there is a storage cupboard and access to the floored attic via Ramsey ladder. There are three good-sized bedrooms, all bright and airy and allowing for free standing furniture if required. All rooms benefit from built-in storage.

The family bathroom completes the property internally with walk-in shower, wash hand basin, WC and underfloor heating.

Externally, the front garden is laid to lawn and the secure back garden is also mostly laid to lawn. The property also benefits from gas central heating, double glazing and on-street parking.

Early viewing is highly recommended.

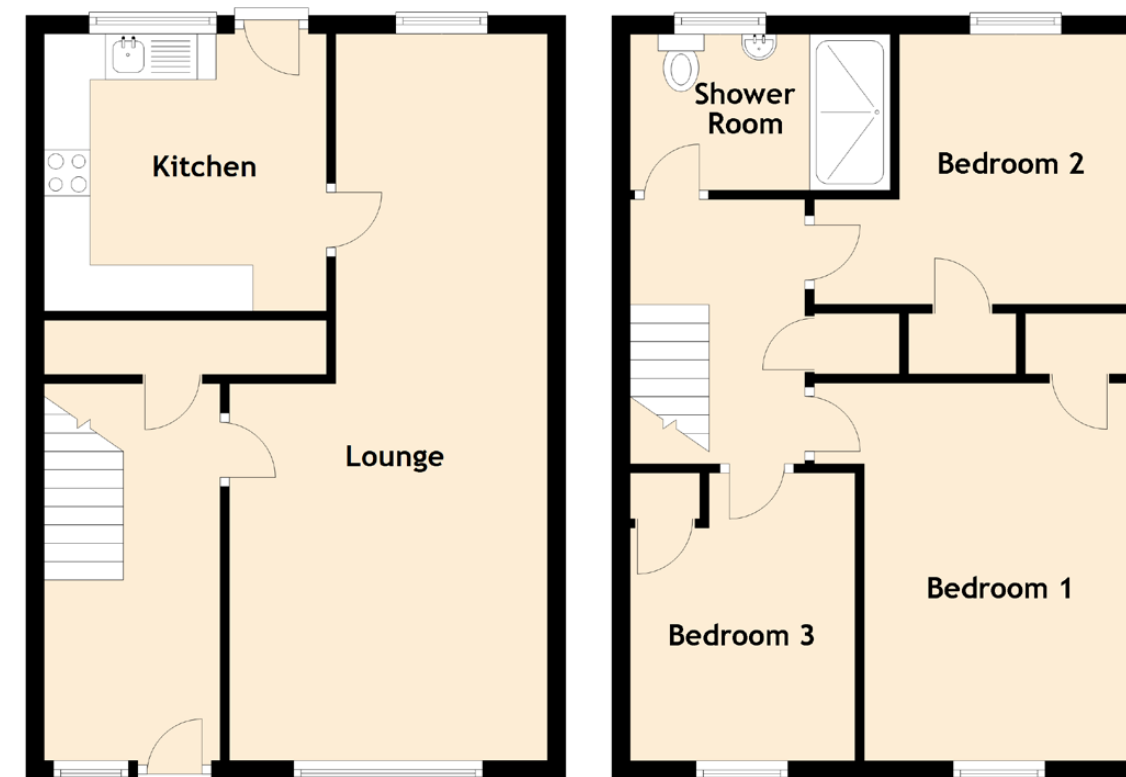
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SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	7.91m (25'11") x 3.46m (11'4")
Kitchen	3.07m (10'1") x 3.02m (9'11")
Bedroom 1	4.11m (13'6") x 3.47m (11'5")
Bedroom 2	3.47m (11'5") x 2.94m (9'8")
Bedroom 3	3.13m (10'3") x 2.45m (8')
Shower Room	2.83m (9'3") x 1.70m (5'7")

Gross internal floor area (m²): 87m²

EPC Rating: D

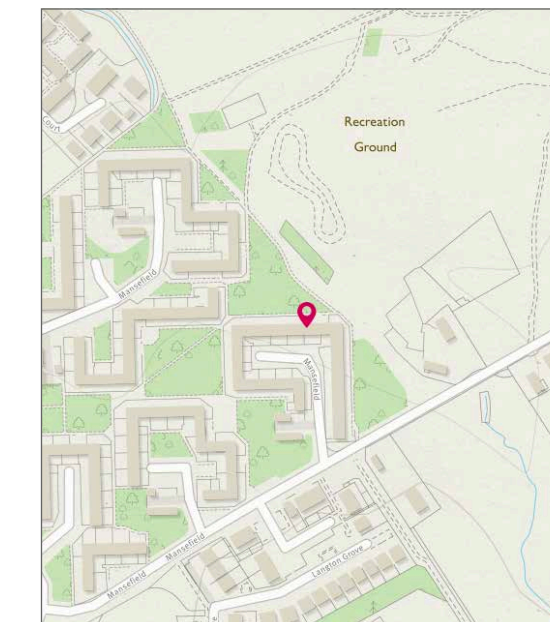


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Text and description
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Surveyor



Professional photography
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Photographer



Layout graphics and design
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Designer