

# 7 Langton Crescent

EAST CALDER, LIVINGSTON, EH53 0AF



*Superb mid-terraced two bed house in walk-in condition*



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McEwan Fraser is delighted to present this superb two-bedroom mid terraced house to the market. The property is presented to the market in excellent internal order and enjoys an open front aspect. Further benefits include gas central heating, double glazing, a low maintenance rear garden and off-street parking to the rear. As a new build, the property also benefits from the remainder of its original NHBC warranty making this a fantastic starter home.

# THE LOUNGE



Internal accommodation is focused on a bright and neutrally decorated living room which is finished with laminate flooring. There is plenty of floor space for an incoming purchaser to create their ideal entertaining space.

# THE KITCHEN



A door to the rear of the living room opens into a contemporary kitchen which includes a full range of base and wall mounted units that offer plenty of prep and storage space. Gas hob and electric oven are integrated and space is provided for a freestanding fridge freezer and washing machine.





# THE WC



The ground floor is completed by a handy two-piece WC, situated to the rear of the property just off the kitchen.

# THE HALL & LANDING

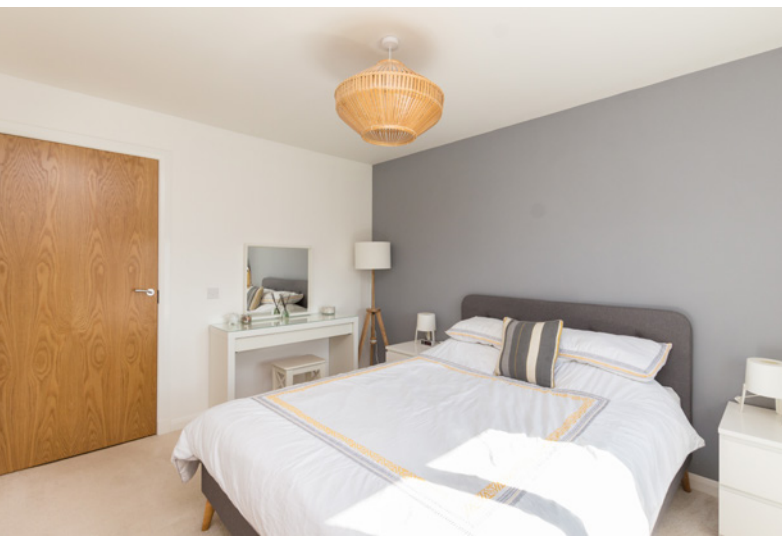


From the ground floor, a carpeted staircase with wooden balustrade leads to the first floor where you will find two ample sized bedrooms as well as the bathroom.

# THE MASTER BEDROOM

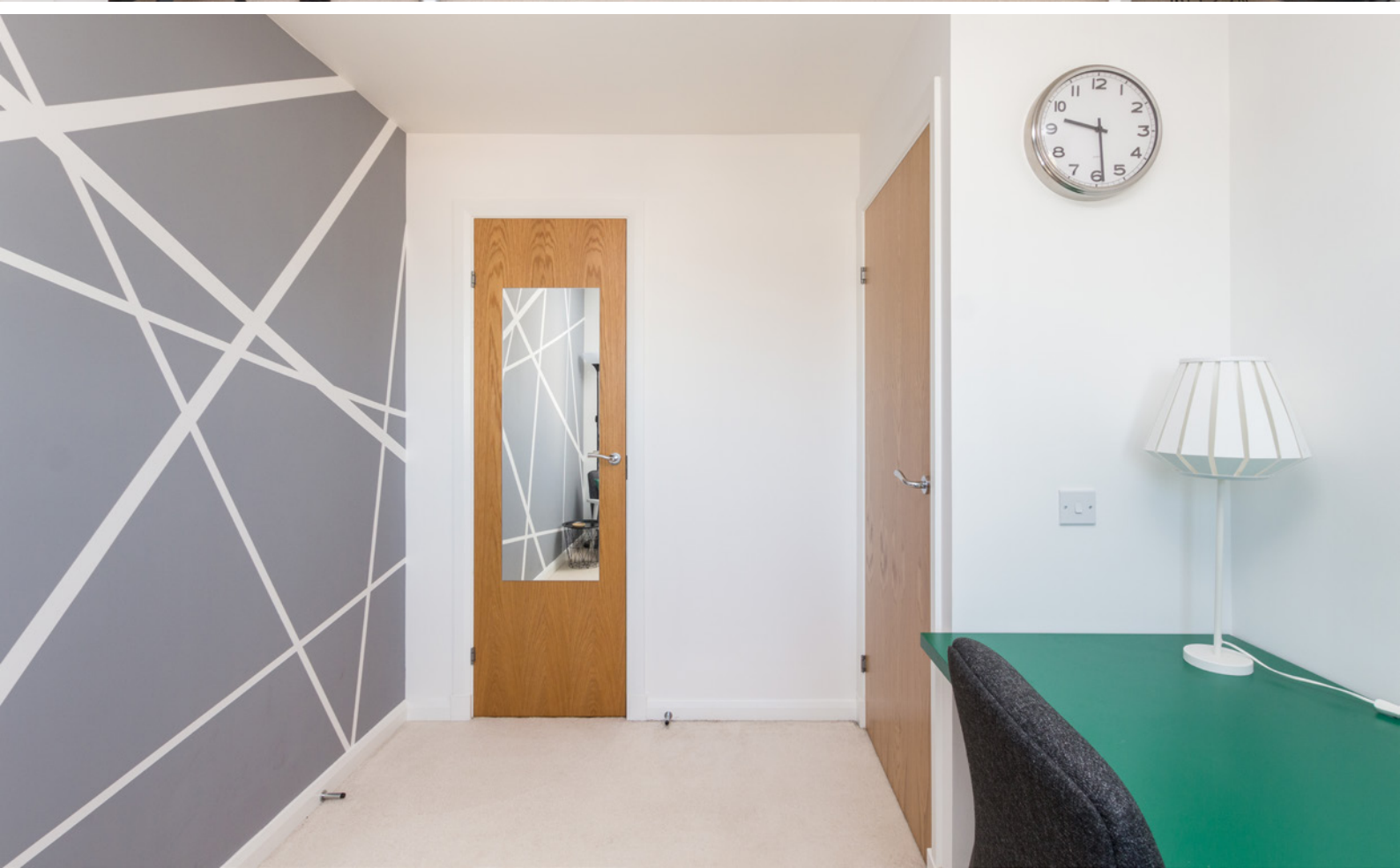


The master bedroom faces the front of the property. Bright and spacious, there is plenty of room for a full suite of free-standing furniture alongside the large integrated wardrobes. The second bedroom also includes integrated storage.





# BEDROOM 2



# THE BATHROOM



Accommodation is completed by a chic modern bathroom which is partially tiled and includes a three-piece suite with shower over bath.



# THE GARDENS



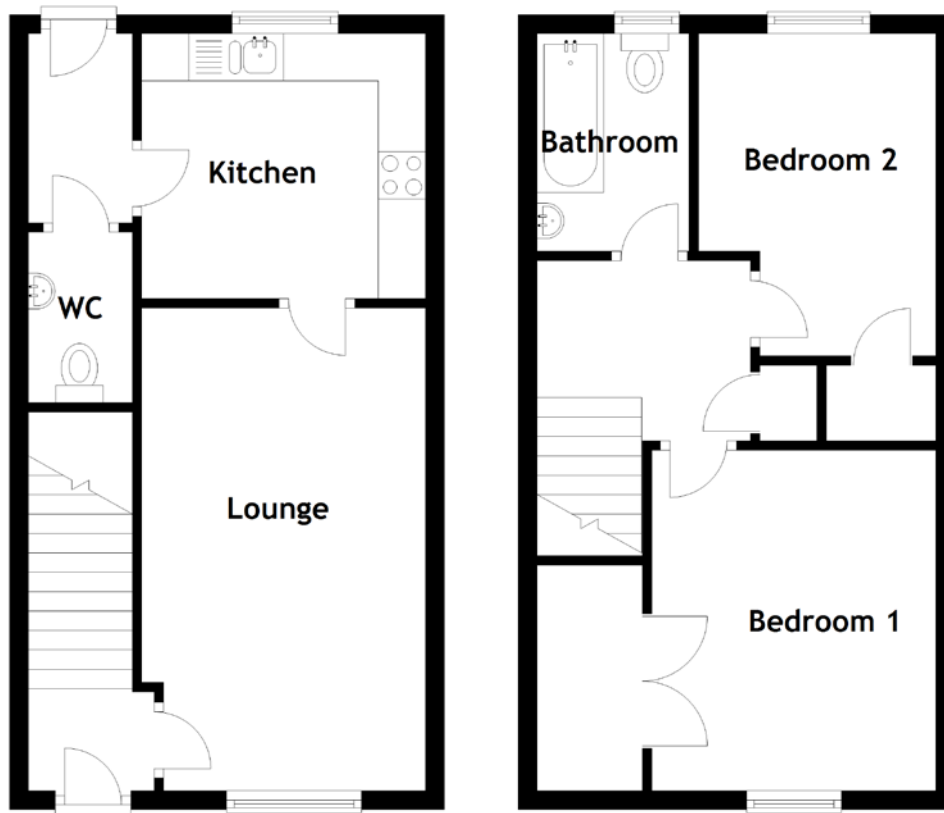
Externally, the property enjoys an open front aspect and a low maintenance rear garden that has been finished with artificial grass. There is also a patio and a large shed for additional storage. A gate to the rear of the garden opens onto a parking area with an allocated space for the house.

Internal viewing highly recommended.





# FLOOR PLAN, DIMENSIONS & MAP



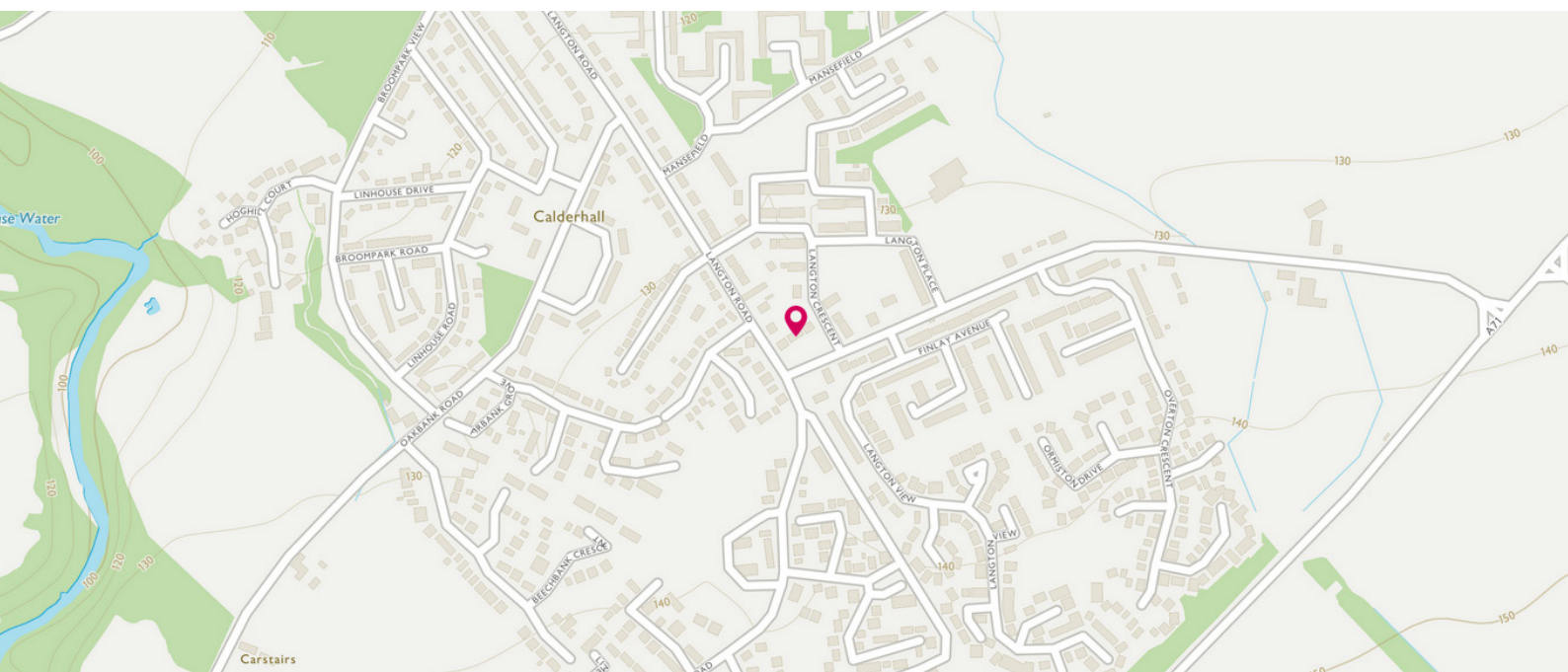
Approximate Dimensions (Taken from the widest point)

Lounge	5.10m (16'9") x 3.00m (9'10")
Kitchen	2.80m (9'2") x 2.80m (9'2")
WC	1.80m (5'11") x 1.10m (3'7")
Bedroom 1	3.60m (11'10") x 3.00m (9'10")

Bedroom 2	3.40m (11'2") x 2.50m (8'2")
Bathroom	2.30m (7'7") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 67m<sup>2</sup>

EPC Rating: C





# THE LOCATION



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. The 220 acre Almondell & Calderwood Country Park is also close at hand.



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