

139 Mansefield

EAST CALDER, LIVINGSTON, EH53 0JQ



Beautifully presented three-bedroom home in sought-after East Calder, offering stylish, walk-in condition living, bright spacious interiors, and private gardens



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McEwan Fraser is delighted to present this beautifully presented three-bedroom mid-terraced home, set within a highly sought-after pocket of East Calder. Properties in this desirable location are rarely available, and No. 139 Mansefield is a standout example, offered to the market in true walk-in condition. Finished to an excellent standard throughout, this stylish home provides bright, well-proportioned accommodation ideally suited to modern family living.

THE LIVING/DINING ROOM



The accommodation is thoughtfully arranged and comprises a welcoming reception hallway leading into a generous living room with ample space for both relaxing and dining. The contemporary kitchen is well-appointed and includes a mixture of integrated and freestanding appliances.

THE KITCHEN





Upstairs, the property offers two spacious double bedrooms and a versatile single bedroom, ideal as a child's room, home office, or guest space. Each room is presented in excellent decorative order, continuing the home's fresh and inviting feel. A modern, well-finished bathroom completes the upper floor.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



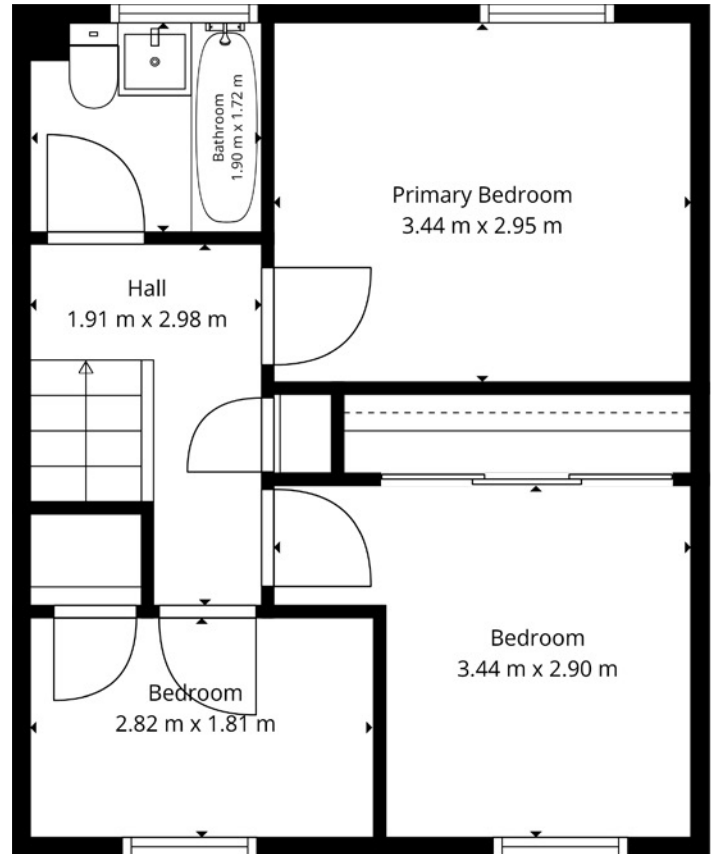
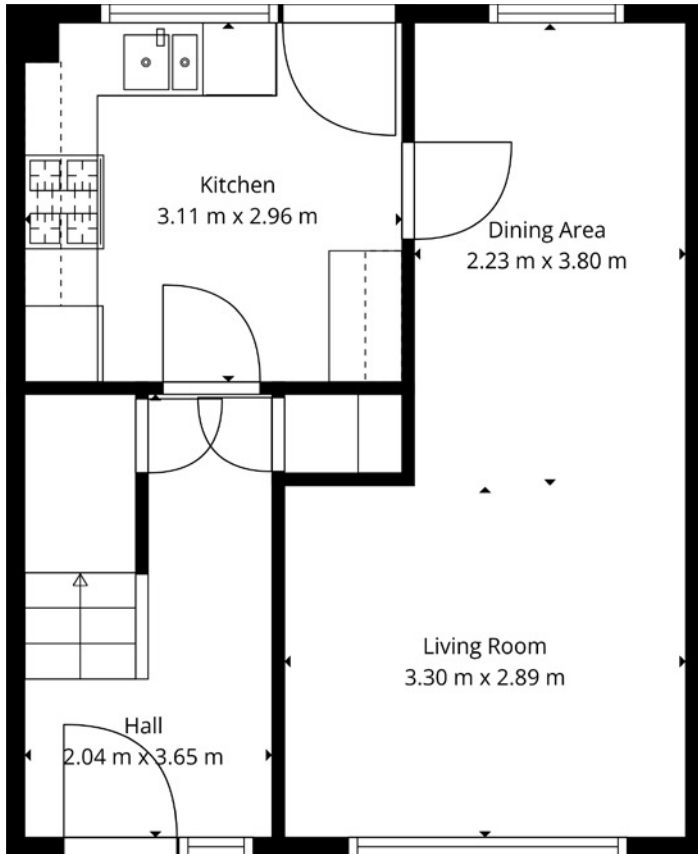
Externally, the property enjoys private gardens to both the front and rear. The outdoor areas are ideal for family use, entertaining, or simply unwinding. Further benefits include generous storage throughout, gas central heating, and double glazing, ensuring comfort and efficiency all year round.

Given the quality of finish, desirable location, and rarity of homes of this quality coming to market, early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

EXTERNALS

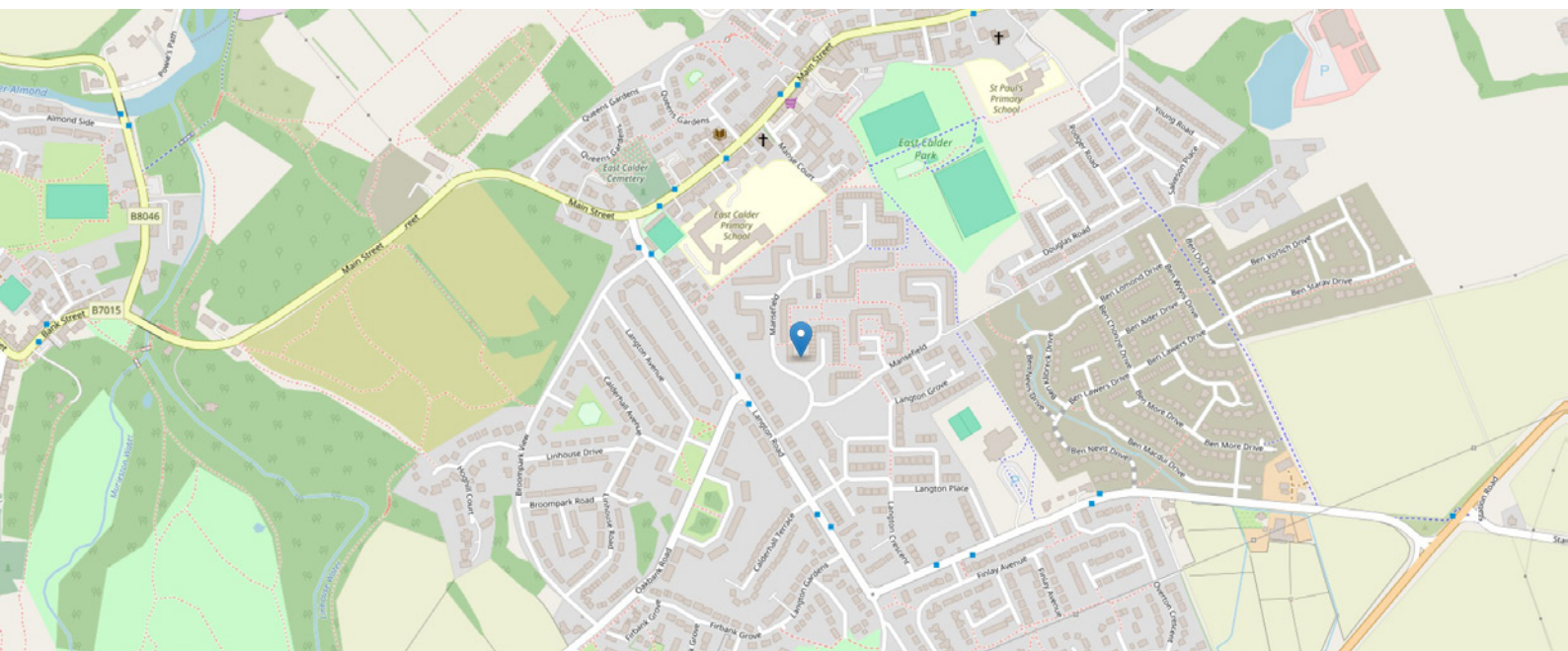


FLOOR PLAN & DIMENSIONS



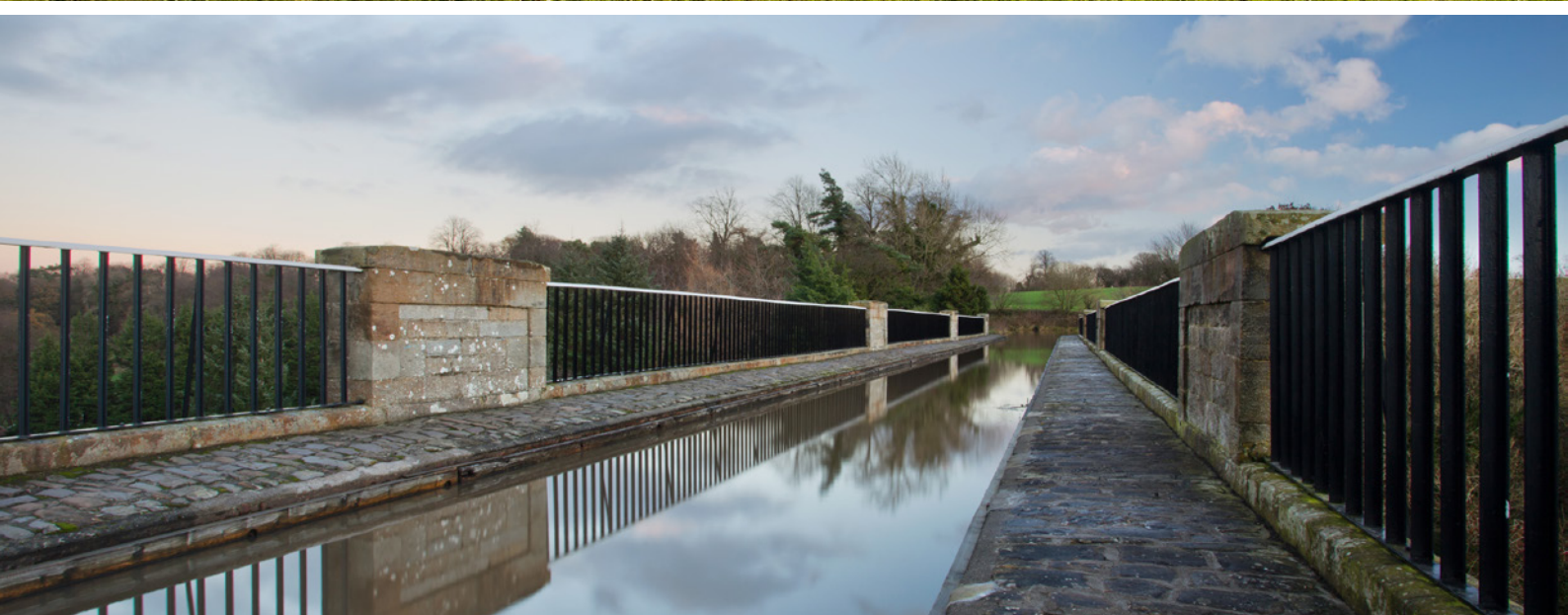
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 73m² | EPC Rating: C



THE LOCATION

Conveniently positioned between Edinburgh and Livingston, the thriving West Lothian village of East Calder offers an appealing blend of traditional charm and excellent connectivity. With its attractive main street at the heart of the community, the village enjoys a welcoming atmosphere alongside a comprehensive range of everyday amenities, including local shops, a post office, medical and dental practices, a pharmacy, and a popular village pub. For more extensive shopping and leisure, the nearby town of Livingston provides a superb selection of retail destinations, including major shopping centres and a designer outlet, all within easy reach.

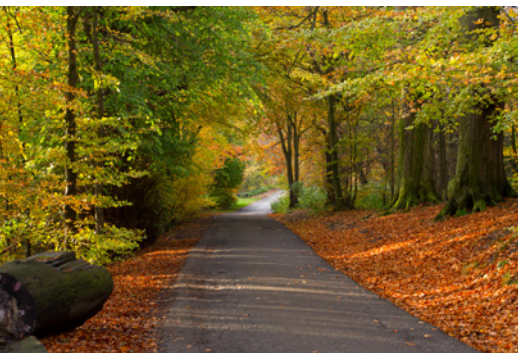




Surrounded by beautiful open countryside, East Calder is ideally placed for those who enjoy outdoor pursuits. The nearby Almondell and Calderwood Country Park offers picturesque woodland walks, riverside trails, and excellent recreational facilities for all ages. The wider West Lothian area is rich in history and culture, with a variety of attractions ranging from historic castles to contemporary arts and entertainment venues.

The village is well served by reputable schooling, with primary education available locally and secondary schooling at West Calder High School, widely regarded as one of the most sought-after schools in the area.

East Calder is particularly popular with commuters, offering excellent transport links. Regular bus services connect the village to both Livingston and Edinburgh, while nearby Livingston South railway station provides frequent services between Edinburgh and Glasgow. Easy access to the A71 ensures convenient connections to Edinburgh, the M8 and M9 motorway network, the Forth bridges, and Edinburgh Airport, making East Calder an ideal base for travel across central Scotland.



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