



**10, 166 MAIN STREET,
EAST CALDER, EH53 0HE**



SECOND FLOOR FLAT

Second Floor Flat situated in popular residential development. The property benefits from a lounge, fitted kitchen, , two double bedrooms, fitted cupboards, fully tiled family bathroom, gas central heating, double glazing, communal gardens, off street parking.

East Calder is well situated to take advantage of the excellent commuter access routes such as the A71 and M8/M9 motorway network. A rail link is available at Kirknewton which is a short drive away. The village caters for daily shopping requirements and these include a post office, library and a chemist. Health and leisure centres are also situated in the village. More comprehensive shopping is available at nearby at The Centre and Retail Parks in Livingston. A multi-screen cinema complex is also located at The Centre. Livingston also offers sporting pursuits and, within the local community schools, there are opportunities for recreational facilities and adult learning.

Accommodation: Hall, Lounge, Fitted Kitchen,, 2 Double Bedrooms/Fitted Wardrobes, Bathroom, Gas Central Heating, Double Glazing, Communal Gardens, Off Street Parking.

OFFERS AROUND £75,000

ENTRANCE

Access to the property is gained through a communal staircase.

HALL

Access through solid wooden door with further solid wooden doors providing access to bedrooms, lounge, kitchen bathroom and two large storage cupboards one housing electrics. Laminate flooring. Radiator.

BEDROOM 1 13'3" X 12'

Double bedroom with rear facing velux pivoting window. Fitted wardrobe with sliding doors. Fitted carpet and radiator.

BEDROOM 2 12'5" x 10'8"

Another double bedroom with rear facing velux pivoting window. Fitted wardrobe with sliding doors. Laminate flooring and radiator.

LOUNGE 17' 3 X 12'

Spacious lounge with rear facing double glazed windows. Fitted carpet and radiator.

KITCHEN 11'3" X 6'4"

Fitted with base and wall mounted units, drawers and worktops. Stainless steel sink. Whirlpool electric oven and gas hob. Plumbed for washing machine. Side facing double glazed window. Extractor fan. Tiled floor.

BATHROOM 8'1" X 4'9"

Fitted with three piece suite incorporating low flush WC, matching sink with pedestal and bath with electric shower over and folding shower screen. Tiled floor, radiator and extractor fan.

GARDENS

Communal gardens to front and rear. Off street parking to rear.

VIEWING

By appointment with KW Law Property Department on 01506 412112 9am – 5pm Mon-Fri or 0141 5724383 5pm – 9pm Mon- Fri and Sat and Sun 10am-4pm or Email: property@kwlaw.co.uk

OFFERS

Offers are invited and should be submitted to:

KW Law
Torridon House,
Civic Square,
Almondvale Boulevard,
Livingston,
EH54 6QJ
LP 1, Livingston
Tel: (01506) 412112 Fax: (01506) 416116
E-mail address: property@kwlaw.co.uk

These particulars, whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their solicitors note interest with the selling agents in order that they may be advised if a closing date is set for receipt of offers. None of the items included in the sale of a working or running nature have been tested and no warranties are given as to their condition. All measurements have been taken with a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

HOUSE TO SELL?

Why not contact our Property Department to arrange an appointment to attend at your property to provide you with a valuation and a free no obligation written estimate.