



- Ground Floor Back & Front Door Flat
- Move-In Ready - Ideal First-Time Purchase
- 1 Double Bedroom with Built-In Storage
- Fitted Kitchen & Bathroom
- Driveway & Private Enclosed Garden
- Fresh Neutral Decor Throughout & Great Storage

Alba Property View ...

"A fabulous move-in ready home for any first-time buyer or for those looking to downsize - Early viewing advised"



Introducing Limebank Park, a charming one-bedroom ground floor flat, with its own front and back door providing access to a well-maintained easy maintenance garden. Absolutely perfect for any first-time buyers or for those looking to downsize. This beautifully presented property is situated in the popular village of East Calder, West Lothian, and offers easy access to motor links, also making it a great home for the commuter.

Upon entering the flat, you'll be greeted by an entrance vestibule which leads into a bright and spacious front-facing lounge. This inviting space is tastefully decorated in neutral tones and features a high gloss laminate floor. A hallway then leads to the well-equipped kitchen, bathroom, and double bedroom, with the added benefit of two handy storage cupboards.

The generously sized double bedroom boasts built-in mirrored wardrobes, white walls, and a window overlooking the garden. There's also ample space for free-standing furniture and it also enjoys laminate flooring.

The fitted kitchen is complete with a door leading to the garden, a breakfast bar, and a range of base and wall units. Integrated appliances include an oven, new ceramic hob, new extractor fan, a free-standing under-counter fridge, and washer/dryer, all of which are included in the price. Splashback tiling to walls and complementing worktops add a stylish touch.

Indulge in the luxury of the bathroom's jacuzzi bath and underfloor heating. A shower is also available above the bath. The crisp white tiled walls and dark tiled floor, along with a panelled ceiling with spotlights and heated towel rail, create a modern and elegant atmosphere.





Other features of this delightful property include electric heating, double glazing, a gorgeous view over the fields, a driveway for one car, and a sunny enclosed rear garden with timber fencing, paving, and chipped areas for enjoying the summer days. Early viewing is highly advised.

Accommodation

Entrance Vestibule 4' 8" x 3' 2" (1.42m x 0.96m)

Lounge 15' 10" x 11' 10" (4.82m x 3.60m)

Kitchen 11' 6" x 5' 9" (3.50m x 1.75m)

Bedroom 11' 5" x 8' 8" (3.48m x 2.64m)

Bathroom 6' 5" x 5' 5" (1.95m x 1.65m)

Location

East Calder is a fantastic town on the East side of West Lothian. There are ample local amenities including, Doctors, Dentist, Shops, Hairdressers, Beauticians, Library, Sport Centre and Churches all on the doorstep of this Property. Picturesque surroundings can be found at Almondell and Calderwood Country Park, just perfect for enjoying an afternoon walk. East Calder is an ideal commuter base with its close proximity to the A71, M8 and Edinburgh City Bypass. A train station a couple of miles away at Kirknewton and bus links to Edinburgh and Livingston is just 10 minutes drive away providing additional Leisure facilities and further services.



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Approximate Gross Internal Area = 44.2 sq m / 476 sq ft

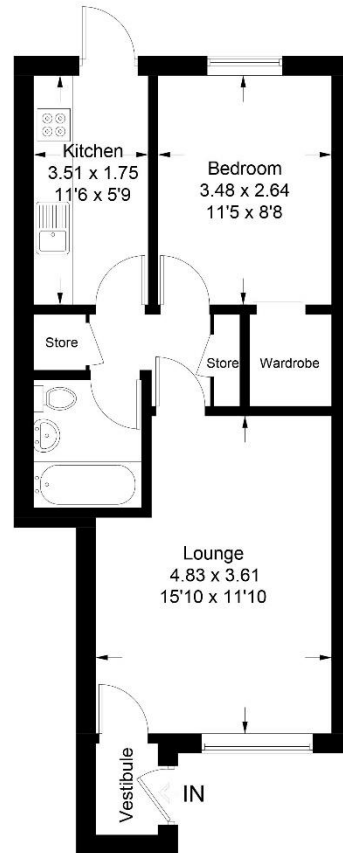


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1008080)

Extras (Included in Sale)

All floor coverings, window fittings, light fittings, breakfast bar stools, deck chairs, sofa, integrated oven, ceramic hob, extractor fan, free-standing fridge and washer/dryer.

Viewing/Offers

Please call Alba Property to arrange a viewing.
All offers should be submitted via Alba Property-
Email Sales@AlbaProperty.co.uk

Notes: Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.



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