



- Terraced House
- Ideal family Home
- Bright Lounge & Dining Room
- 3 Bedrooms
- Wet Room
- Gardens Front & Rear

**Alba Property View ...**

*"Great room proportions and private gardens to both front and rear. An ideal family home"*



Alba property are delighted to present for sale this spacious mid terraced home located with East Calder, West Lothian. The property requires upgrading which is reflected within the competitive asking price. Accommodation consists of bright and airy lounge, spacious kitchen, dining room, three generous bedrooms and wet room. An ideal family home with enclosed gardens to both front and rear, gas central heating and double glazing.

### Accommodation

#### **Entrance Hallway** 16' 3" x 6' 4" (4.95m x 1.93m)

UPVC double glazed door gives access to the spacious entrance hallway. Carpeted stairs give access to the upper landing. The hallway is semi open plan to the lounge and has a door which leads to the kitchen. Under stair storage cupboard and a further storage cupboard perfect for shoes and coats.

#### **Lounge** 14' 2" x 12' 1" (4.31m x 3.68m)

Well proportioned, bright lounge with large window to front overlooking the front garden and the wonderful view this property has to offer. Laminate flooring.

#### **Kitchen** 10' 0" x 9' 10" (3.05m x 2.99m)

A wide range of base and wall mounted units. Window overlooks the rear garden. Door gives access to the dining room. Laminate flooring.

#### **Dining Room** 11' 8" x 7' 4" (3.55m x 2.23m)

An ideal space to enjoy family meals or a great work from home office. Window overlooks the rear garden.







### Upper Landing

The upper landing gives access to the three bedrooms and bathroom. Hatch to the loft space. Further storage cupboard.

### Bedroom 1 *13' 4" x 9' 9" (4.06m x 2.97m)*

Generous double bedroom with over the bed built in storage. Window to front.

### Bedroom 2 *11' 5" x 9' 9" (3.48m x 2.97m)*

Second double bedroom with fitted mirror wardrobes with sliding doors. Ample space for additional free-standing bedroom furniture. Window to rear.

### Bedroom 3 *10' 2" x 8' 0" (3.10m x 2.44m)*

The third bedroom is again of good proportions with built in storage cupboard. Window to front.

### Wet Room *6' 6" x 5' 5" (1.98m x 1.65m)*

The wet room completes the accommodation with crisp white tiling to walls and a white suite. Window to the rear.

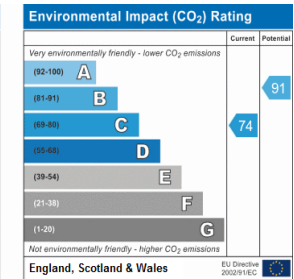
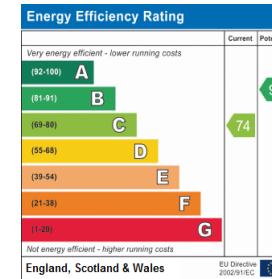
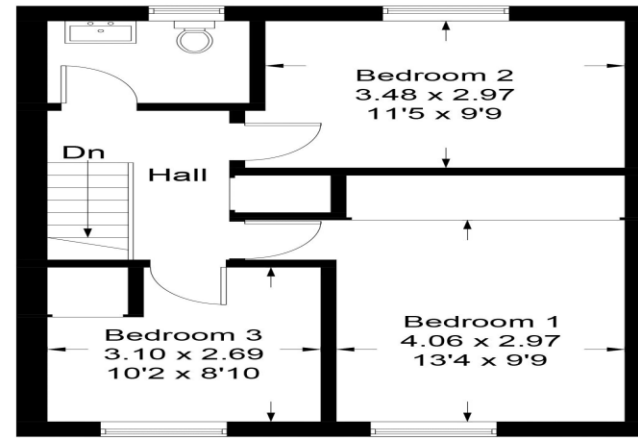
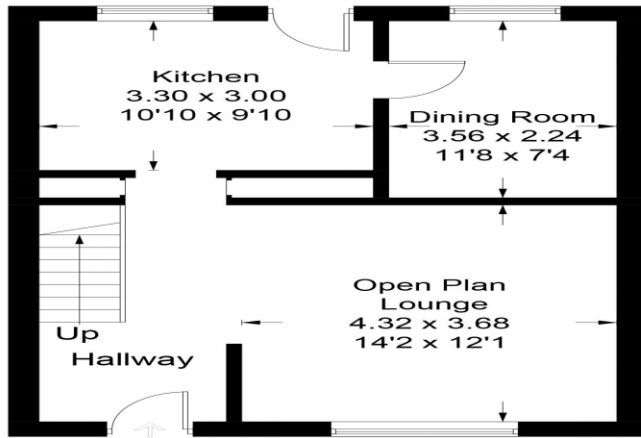
### Externally

The property boasts fully enclosed gardens to both front and rear. The front garden is chipped for easy maintenance and offers a wonderful open outlook. The south facing rear garden is paved and is the perfect place for spending the summer days.



## 68 Mansefield, East Calder

Approximate Gross Internal Area = 92 sq m / 990 sq ft



### Area

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.

### Viewing/Offers

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