



- Semi-Detached Bungalow
- 1 Bedroom with Built-In Storage
- Bright & Airy Lounge
- Fitted Kitchen
- Family Bathroom
- Gardens & Private Parking

### **Alba Property View ...**

*"Rarely available semi detached bungalow with fantastic gardens, private parking and spacious accommodation throughout"*

**19 Almondell Terrace, East Calder, EH53  
0EZ**

**Offers Over £115,000**





Alba Property are delighted to present to the market this rarely available, semi-detached, one bedroom bungalow located within the highly sought after village of East Calder, West Lothian. This well-presented home offers spacious accommodation throughout comprising of entrance hallway, bright & airy lounge which is semi open-plan to the kitchen, double bedroom with built-in storage and family bathroom. Externally the property offers well-kept gardens, private parking and handy outside store. The property further benefits from great storage, oak internal doors, gas central heating and double glazing which ensure all year round comfort. Early viewing is highly advisable.

### Accommodation

#### Entrance Hallway 12' 0" x 5' 0" (3.65m x 1.52m)

The front door gives access to the welcoming entrance hallway. Doors give access to the lounge, bedroom and bathroom. Hatch provides access to the loft space.

#### Lounge 16' 5" x 10' 3" (5.00m x 3.12m)

Bright and airy lounge with lovely open views to the front. Decorated with neutral hues and a complementing feature wallpaper. Wall hung electric fire which is included within the sale price. Laminate flooring. Semi open plan to the kitchen. Great store cupboard.

#### Kitchen 10' 2" x 5' 10" (3.10m x 1.78m)

Fitted with base and wall mounted units and grey splashback tiling to walls. Space for free-standing cooker, washing machine, fridge and freezer. Window overlooks the rear. Useful storage cupboard. Door gives access to the rear garden. Laminate flooring.







### **Bedroom (inc wardrobes) 12' 7" x 9' 9" (3.83m x 2.97m)**

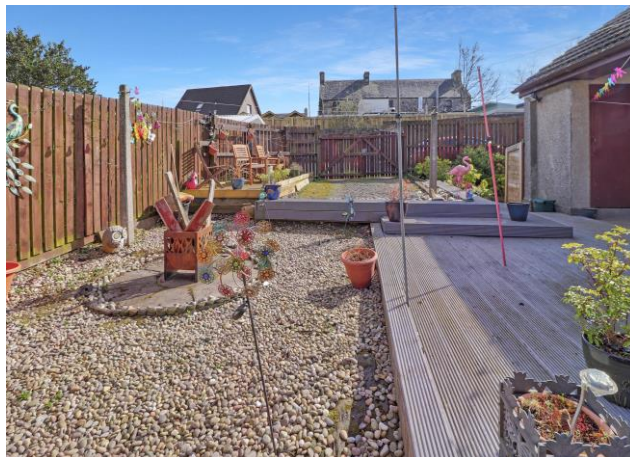
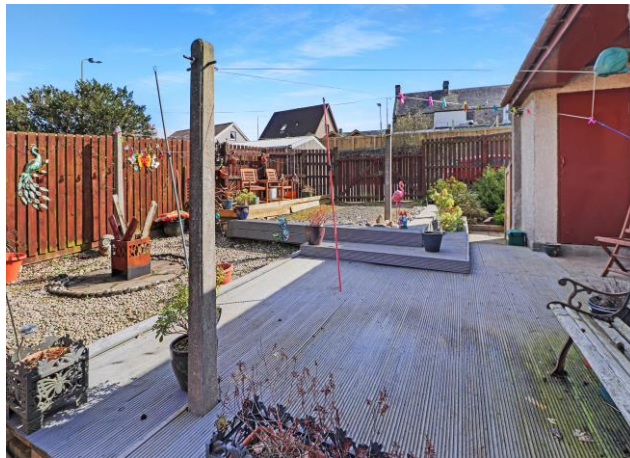
The spacious double bedroom boasts fitted wardrobes with sliding doors to one wall and ample space for additional free-standing bedroom furniture. An abundance of natural light floods the room from the large window to front. Laminate flooring.

### **Bathroom 8' 5" x 7' 8" (2.56m x 2.34m)**

The bathroom completes the accommodation and comprises of white w.c, sink with white high gloss vanity unit and bath with shower incorporated above. Attractive splash back tiling to walls. Laminate tile effect flooring completes the look. Window to rear.

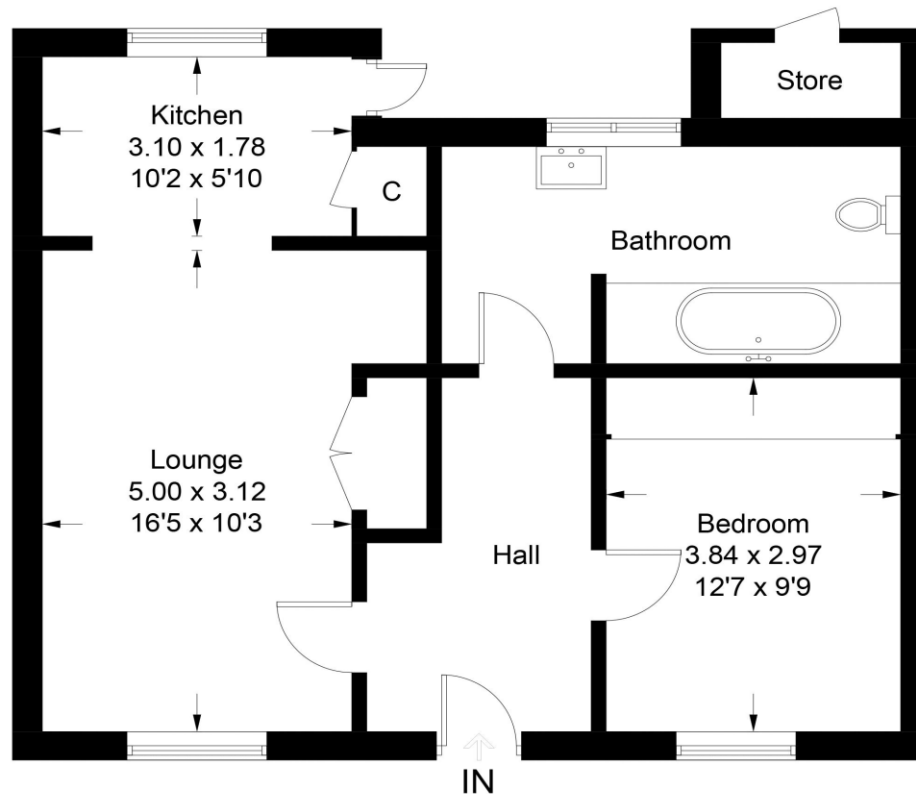
### **Externally**

The fully enclosed rear garden is chipped and decked for easy maintenance and has a gated driveway to side offering off-street parking. The property further benefits from an outside store cupboard and a lovely undercover area just off the kitchen allowing you to sit out in the rainier days and enjoy the fresh air. The side garden has established bushes and shrubs and has a gate which offers access to the front of the property.



## 19 Almondell Terrace, East Calder

Approximate Gross Internal Area = 58.5 sq m / 630 sq ft



### Extras (Included in Sale)

All floor coverings, blinds, curtains, light fittings, electric fire in the lounge and garden shed.

### 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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