



RE/MAX PROPERTY



**12, Sheil View, East Calder,
West Lothian, EH53 0FG**



Calderwood itself is a growing community with modern facilities now included, such as a car club, electric bicycles, coffee shop (which also does takeaway) and a brand-new Primary School and Nursery. East Calder is a highly regarded town and is ideally situated for the commuter to Edinburgh and Glasgow. There is an excellent bus service which links the village with the Edinburgh City Centre, and it is easily accessible to the A71 and M8 motorway network, with the local train station at Kirknewton and Edinburgh airport within easy reach. The village has its own nursery and primary schools with a bus service transporting children to the high school at West Calder or St. Margaret's. There is a leisure centre and lots of local amenities, including a doctors' surgery, a dentist, a post office, a Tesco local, 2 Co-op mini supermarkets, barbers and hairdressers, a local bistro pub and takeaways, a public park and recently surfaced football pitches. More facilities can also be found a few minutes away in the village of Mid Calder, with a short drive to Livingston which offers a wide range of shops in two main shopping centres and various retail parks.

Front Garden

The welcoming approach has been finished with slate chippings.

Lounge 4.126m x 4.002m (13'06" x 13'01") at maximum

Entry to this fabulous home is through a modern composite door, with feature glass, bringing light into the room. The contemporary décor begins with painted walls and a neutral carpet to the floor. Newly fitted custom shutters allow for the natural light to be adjusted through the window to the front of the property. A ceiling light, a radiator, a smoke detector, a television aerial socket, full fibre broadband and power points are also included.

Dining Kitchen 2.889m x 2.829m (09'03" x 09'05")

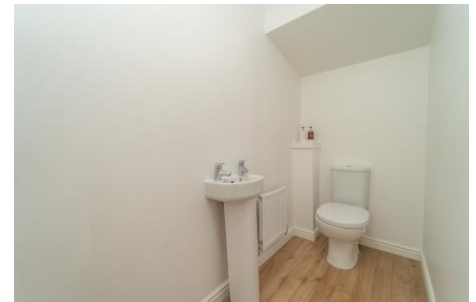
This wonderful kitchen has several floor and wall mounted units with wood effect frontages, plus open shelving. There are complementary work surfaces and upstands, plus a stainless-steel cooker splashback and additional tiled effect wallpaper splashbacks. The décor continues, with vinyl flooring and painted walls. Included in the sale will be the integrated electric oven, 4 burner gas hob, the cooker hood, fridge-freezer and washing machine. The sink unit is a stainless-steel one and a half sink with drainer and mixer tap. A window overlooking the rear garden and a half-glazed composite door, bring in natural light and are complemented by ceiling lighting. There is space for a table and chairs. A radiator, a heat detector, a carbon monoxide detector and power points are supplied.

Living Level Toilet 2.977m x 1.045m (09'09" x 03'05")

This essential room for modern day living has been decorated with wood effect vinyl flooring and neutrally painted walls. The white suite comprises of a close coupled toilet and a pedestal sink. This spacious room also has wheeled storage to one end, in which the boiler is stored. There is a ceiling light, an extractor fan and a radiator all provided.

Stairs and Landing

The carpeted stairs lead to the carpeted upper landing where the neutrally painted walls continue. There is a ceiling light, a smoke detector and access to the partially floored attic to complete this area.



Principal Bedroom 4.137mx 2.550m (13'06" x 08'04") at maximum

This stunning room has been designed with a feature wall with half-height modern wall panelling and neutrally painted to the remaining walls. There is a neutral carpet to the floor. A window overlooking the front of the property brings in the natural light, and is fitted with custom louvred shutters. There is also a ceiling light. The built-in over-stairs cupboard provide storage space. A radiator and power points finish the room.

Second Bedroom 4.127m x 2.232m (13'06" x 07'03")

A splendid room which is decorated with a fully fitted carpet to the floor and neutrally painted walls. The windows, equipped with custom louvred shutters, allow in natural light and has views over the garden. Ceiling lighting, supported by the windows, a radiator and power points complete the room.

Family Bathroom 1.940m x 1.874m (06'04" x 06'01")

A wonderful space to get ready for the day, with tile effect vinyl flooring, neutrally painted walls and tiled splashback areas. The white suite comprises of a close coupled toilet, a pedestal sink and a wall mounted shower, with showerhead plus handheld shower, over a bath. Ceiling lighting, an extractor fan, a radiator, and mirror are all supplied.

Rear Garden

The lovely south-facing rear garden has been landscaped with low maintenance in mind. A tranquil space for relaxing and entertaining, with a decked area and a paved area edged with decorative stones. Fully fenced on all sides, plus a rear gate, a private garden has been created. There is parking to the rear and front of the property. A cleverly designed fence allows for a discreet bin storage area.

Additional Items

Tenure: Freehold. Council tax band B. Landscape Maintenance Calderwood Strategic - £41.19 a quarter

Landscape Maintenance Calderwood LKB2 - £27.23 a quarter

All fitted floor coverings, window shutters and kitchen items mentioned are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

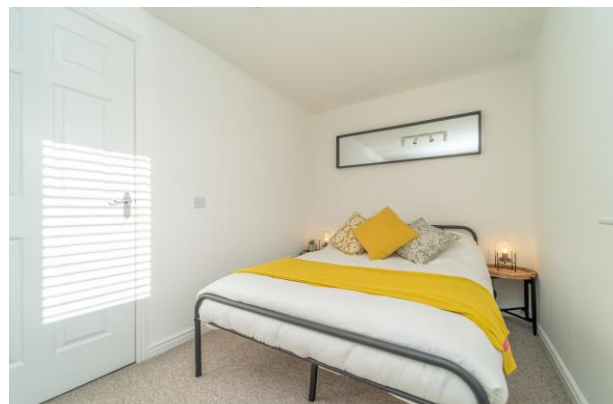
Arrange an appointment through RE/MAX Property Livingston on 01506 680098 or with Sharon Campbell direct on 07960 996670.

OFFERS

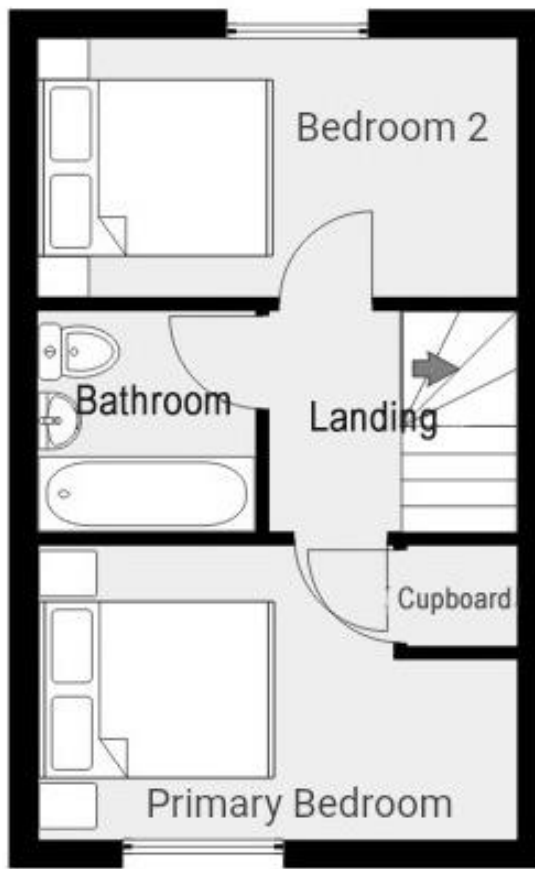
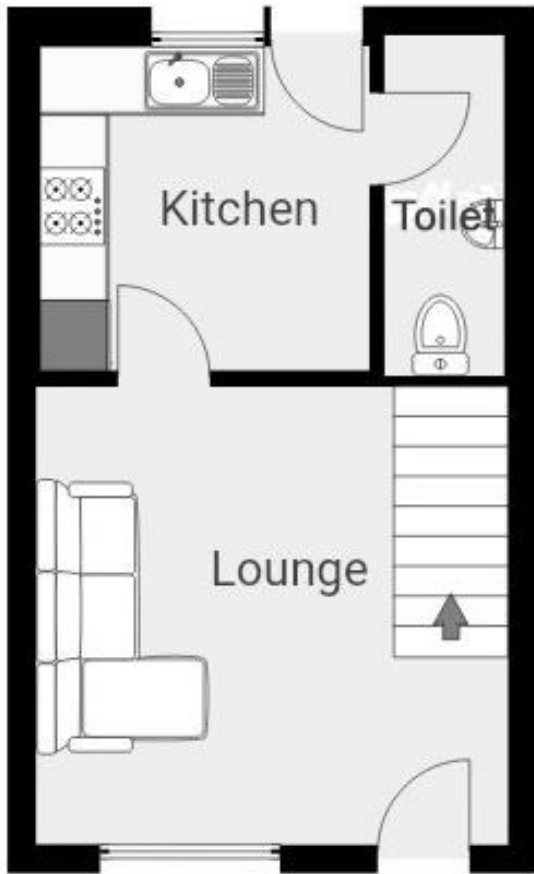
All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

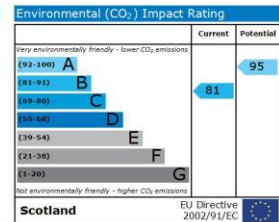
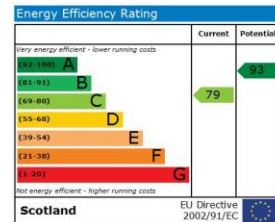
It is important your legal adviser notes your interest; otherwise, this property may be sold without your knowledge.







Sharon Campbell
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 sharoncampbell@remax-livingston.net



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