





# Description

Gibson's bring to the market this three bedroom semi detached home perfect for young family's with generous living space throughput. The stand out features of this property include the modern fitted kitchen/dining area and private enclosed rear garden. Storage is no issues in this property with the garage being an added bonus.

Internal viewing is highly recommended !

- The property comprises of:
- Welcoming hallway with WC
- Spacious front facing lounge
- Modern fitted kitchen/diner
- Utility room
- Conservatory
- Primary bedroom with fitted wardrobes
- Bedroom 2/double room
- Bedroom 3 /single room
- Stylish family bathroom
- Integral garage
- Driveway to front
- Private enclosed rear garden

Call now to arrange a viewing 01506 414568



# LOCATION

East Calder is a small village situated to the East of Livingston, approximately fifteen miles west of Edinburgh and thirty miles east of Glasgow making East Calder an ideal commuter base. Within East Calder, there is shopping for everyday requirements, a local post Office, doctors' surgery, dentist and a small number of public houses. There are two local primary schools of good repute and secondary schooling available in Livingston and West Calder. For the commuter, easy access can be gained to the main motorway networks linking Glasgow, Edinburgh and beyond. There are excellent bus services and a number of mainline railway stations nearby connecting throughout the central belt. Close by Livingston features one of the largest indoor shopping and leisure complexes in Scotland, offering around 155 shops, VUE multiplex cinema, a gym, bars, restaurants, and cafés catering for many recreational requirements.

