



- Mid Terraced Property
- Large Lounge
- Three Bedrooms
- Off Road Parking
- Large Rear Garden
- Ideal Family Home

Alba Property View ...

Spacious family home. Three double bedrooms. Off road parking.

**36 Linhouse Road, East Calder,
Livingston, EH53 0DE**

Offers Over £124,000



Alba Property are please to offer this spacious family home situated within the popular village of East Calder. The mid terrace property comprises: Lounge, Kitchen, Family Bathroom and Three Double Bedrooms. Externally the property benefits from off road parking to the front and a large enclosed garden to the rear. This really would make an ideal family home or a BTL investment.

Accommodation

Entrance Hallway

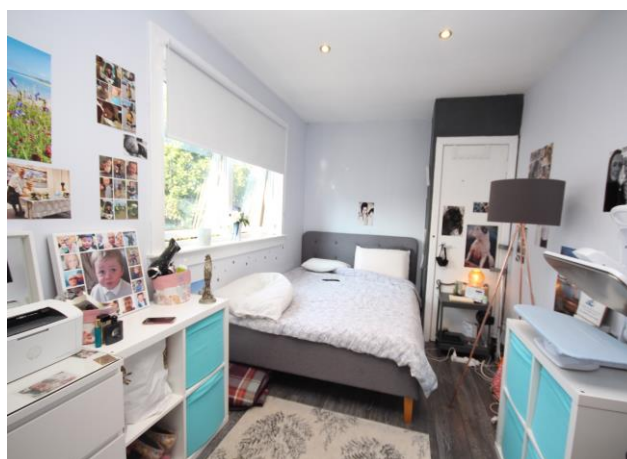
The entrance hall gives access to the lounge and stairs to the upper lever. Vinyl flooring. Ceiling light. Radiator. Carpet to the stairs. Under stairs storage. There is a built in cupboard providing storage space.

Lounge 18' 8" x 11' 4" (5.69m x 3.45m)

This bright spacious lounge has windows to the front and rear of the property. Two ceiling lights. Radiator. The room benefits from a focal point fire. Doors to the kitchen and hallway.

Kitchen 10' 11" x 9' 11" (3.32m x 3.01m)

The kitchen has been fitted with a range of white base and wall units with contrasting work surface over and decorative splash back. Inset one and half bowl sink with mixer tap and drainer. Built under oven with electric hob and hood over. Ceiling light. Space for washing machine, fridge/freezer and dishwasher. Window and door to the rear of the property.





Upper Landing

The upper landing gives access to the family bathroom and three bedrooms. Carpet. Ceiling light. Hatch giving access to the loft area.

Bedroom 1 12' 10" x 10' 3" (3.90m x 3.13m)

This double bedroom has a window to the front of the property. Laminate flooring. Ceiling light. Radiator. Ample space for free standing furniture.

Bedroom 2 15' 10" x 8' 2" (4.83m x 2.50m)

This second double bedroom has a window to the rear of the property. Laminate flooring. Down lights. Radiator. This room benefits from a built in cupboard.

Bedroom 3 9' 3" x 7' 1" (2.82m x 2.15m)

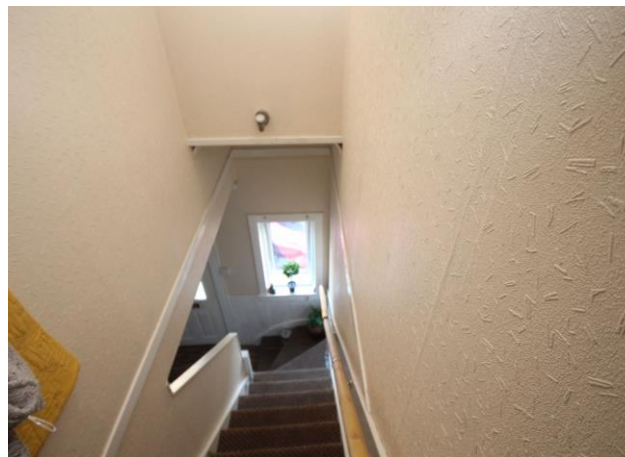
The third bedroom has a window to the front of the property. Laminate flooring. Ceiling light. Radiator. This room has over stairs storage space.

Family Bathroom 6' 1" x 5' 4" (1.86m x 1.62m)

The bathroom comprises: vanity unit with wash hand basin, push button WC and 'P' shape bath with mains shower over. Partial tiling to the walls. Chrome ladder style radiator. Window to the rear of the property. Tiled flooring.

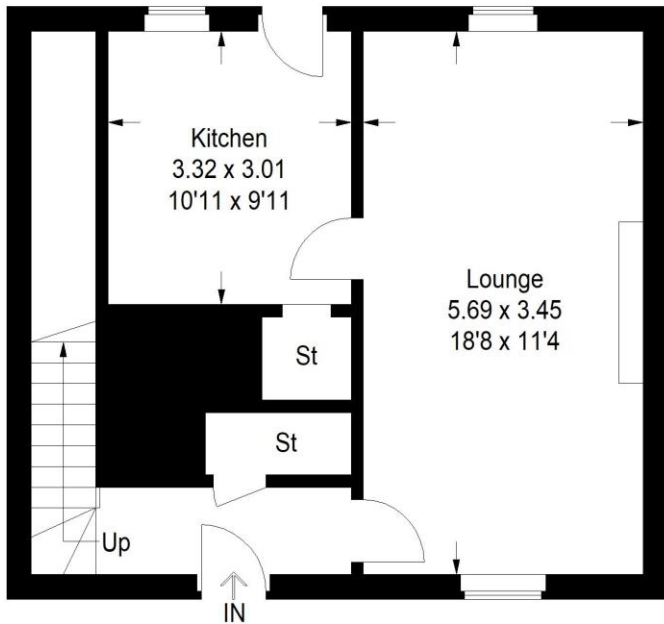
Externally

The front of the property has off street parking. The rear has a paved patio area, decked area and the rest is laid to lawn.

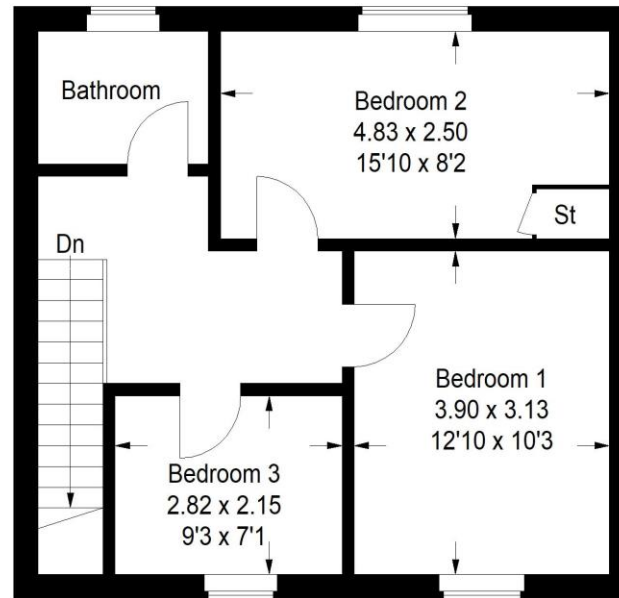


36 Linhouse Road

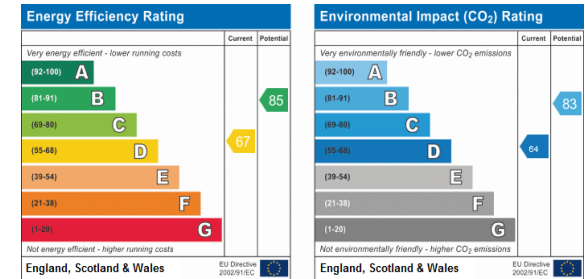
Approximate Gross Internal Area
96 sq m / 1033 sq ft



Ground Floor



First Floor



Extras (Included in Sale)

Area

East Calder has excellent commuter links to Edinburgh, Glasgow & Fife with its close proximity to the A71, M8, M9 and Edinburgh City Bypass. The property is on a regular Lothian bus route connecting the village with the rest of West Lothian including the Livingston Centre and Edinburgh while nearby Kirknewton train station provides services to Edinburgh & Glasgow.

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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