

**FOR SALE**



**Fixed Price: £105,000**

56 Main Street, West Calder, EH55 8DR

3 Bed Flat

**Viewing:** By appointment only

- Estate agency
- Property letting
- Independent property advice

MAVOR & COMPANY  
PROPERTY LETTING & ESTATE AGENCY



Mavor & Co are delighted to offer this centrally located very spacious 3 double bedroom apartment in the much sought after village of West Calder.

The property comprises of a spacious hallway with ample storage cupboards, a lovely lounge/ dining room with patio doors which lead out onto a bright enclosed balcony. There is a good sized L-shaped kitchen, well fitted with appliances which include gas hob, electric oven, dish washer, fridge freezer & washing machine.

### **Entrance**

The entrance to the property is accessed by a secure entry door system, direct access from the main door leads into the hallway which has a good size storage cupboard and stairs leading to the upper level with doors leading to the lounge and kitchen areas.

### **Lounge/ Dining Area 6.12 x 3.80m**

The bright and spacious lounge which is very well decorated has ample room for a range of furniture including a dining table and chairs and further benefits from laminate flooring throughout. There is direct access to the outside enclosed balcony, which is gained through the double patio doors. The balcony is spacious enough to accommodate a bistro style table and chairs. Two central heating radiators and window to the front.

### **Kitchen 9.54 x 7.46m**

The large kitchen is fully fitted with a range of units to wall and base level and included within the sale are appliances which are; gas hob, electric oven, fridge/freezer, washing machine and dishwasher. Splash back tiling in-between the kitchen units is finished off with attractive wipe clean work surfaces. The floor in the kitchen is laid with ceramic floor tiles. Window to the rear.



## Upper Hall

The upper hall provides access to all other accommodation. A ceiling hatch provides access to the loft space. A built-in cupboard provides storage and houses the hot water tank.



## Shower Room 1.93 x 1.31m

The shower room is fitted with a white 3 piece suite, which includes a very spacious corner shower cubicle with electric shower. This room further benefits from ceramic tiled walls and floor. Window to the rear.



## Bedroom 1: 3.80 x 3.38m

The good sized double bedroom with fitted carpet is very bright and well presented and has ample room for free standing storage. One central heating radiator. Window to the front.

## Bedroom 3: 3.98 X 2.73

This bright well decorated double bedroom also benefits from useful built-in storage and fitted carpet. One central heating radiator. Window to rear.

## Bedroom 2: 3.78 x 2.67m

This well decorated double bedroom with fitted carpet also faces the front of the property and further benefits from built-in storage space. One central heating radiator.

## Exterior

There is a good selection of parking spaces surrounding the apartment.

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### Measurements

Lounge	6.12m	x	3.8m
Kitchen	9.54m	x	7.46m
Shower Room	1.93m	x	1.31m
Bedroom 1	3.8m	x	3.38m
Bedroom 2	3.78m	x	2.67m
Bedroom 3	3.98m	x	2.73m

### Property Information

Lounge  
3 Bedrooms  
Shower room  
Kitchen/Diner  
Balcony  
Central heating  
Double glazing  
Secure Entry System

### Included in the sale

Gas hob  
Electric oven  
Fridge/freezer  
Washing machine  
Dishwasher

**Council Tax Band**      **A**

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Please call Mavor & Co on 07917-060266  
or 01506-870204

### Location

West Calder is ideally located, giving easy access to the range of local shops, schools and leisure facilities. A great location for commuting to the major network of motorways in West Lothian and is also within walking distance of local railway station – giving direct access to both Edinburgh and Glasgow.

The Almondvale Shopping Centre & Designer Outlet is only a short drive/bus journey away and offers an excellent range of shopping facilities with major retail outlets, Multiplex Cinema, Restaurants & Bars.

**DISCLAIMER:** Whilst we endeavour to ensure that these particulars are correct, their accuracy is not guaranteed and they do not form part of any contract of sale. Interested parties should have their solicitors note interest with the selling agents in order that they may be advised if a closing date is set for receipt of offers. All measurements have been taken using a sonic measuring tape and are therefore only approximate and should not be relied upon.



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