

19 Redcraig Road

EAST CALDER, LIVINGSTON, EH53 0QN



EXTENDED THREE-BEDROOM SEMI-DETACHED HOUSE



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PART EXCHANGE AVAILABLE! McEwan Fraser is delighted to offer this extended three-bedroom semi-detached house to the market. Presented in excellent condition, the property sits on a large corner plot with a driveway and generous private gardens front and back.

Internally, the property enjoys excellent proportions with plenty of entertaining space on the ground floor, two double bedrooms and a single bedroom upstairs, additionally an original garage now houses a utility room, a shower room, and a study. Further benefits include gas central heating, double glazing, and contemporary décor throughout.

Entering the property, you find a well-proportioned living room with ample natural light and space, double doors from the living room open into a contemporary dining kitchen.





Finished to an excellent standard, the kitchen enjoys plenty of prep and storage space. There is a good range of integrated appliances including oven, grill, microwave, dishwasher, and induction hob.







To the rear of the kitchen, a patio door leads into a generous conservatory. All three rooms combine to create a superb and free-flowing entertaining space.





The conservatory also gives access to the converted garage which houses a utility room, a shower room, and a large study.





The Study



Climbing the stairs, the first-floor landing gives access to two double bedrooms, a single bedroom, modern bathroom, and a loft for additional storage. Bedroom one is a well-proportioned double with a fitted wardrobe and plenty of floor space for further free-standing furniture. Bedroom two is a smaller double that could be expanded if the single bedroom is not needed. The bathroom boasts a stylish modern finish and includes a three-piece white suite with shower over bath.





Bedroom 1

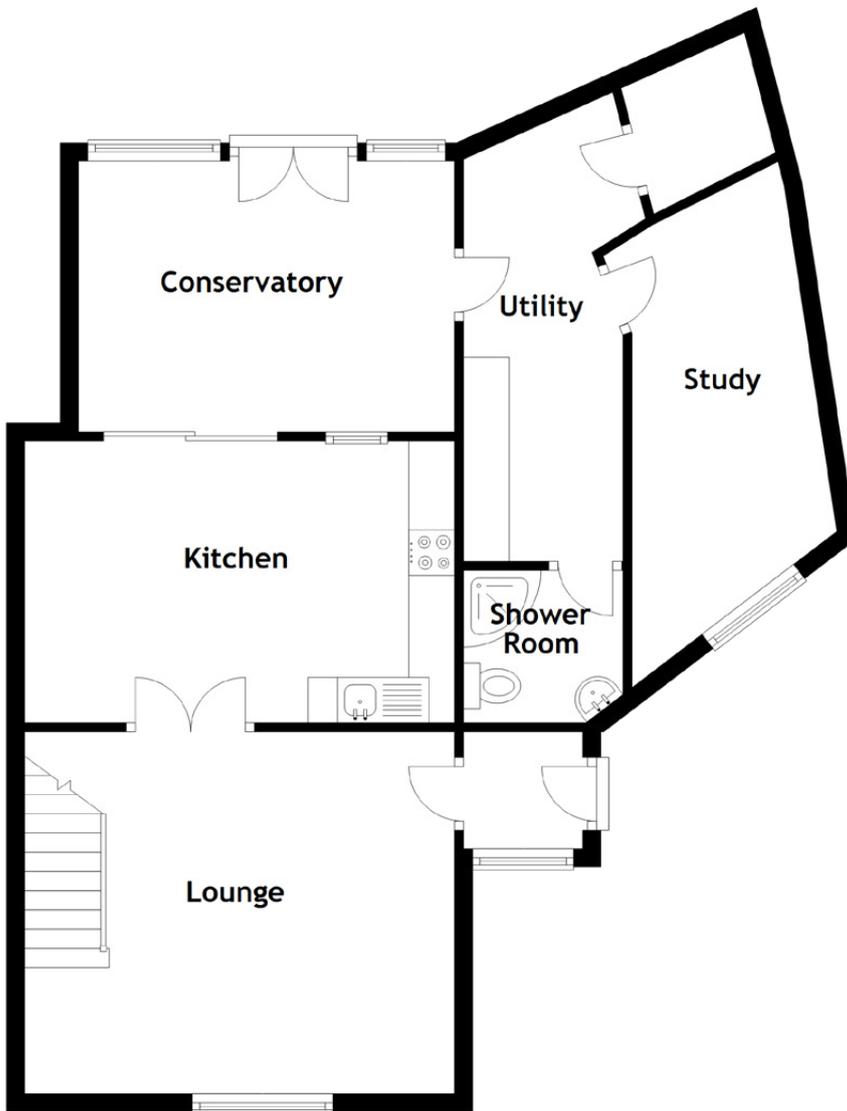




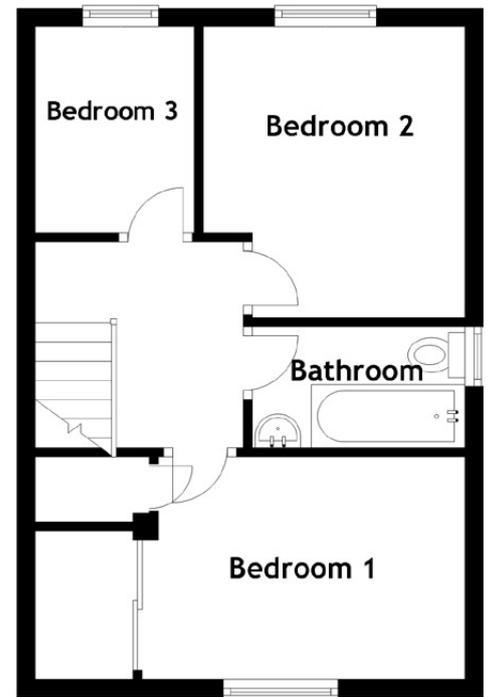
Bedroom 2



Ground Floor



First Floor



Approximate Dimensions

(Taken from the widest point)

Lounge	4.70m (15'5") x 3.99m (13'1")	Bedroom 2	3.21m (10'6") x 2.59m (8'6")
Kitchen	4.70m (15'5") x 3.11m (10'2")	Bedroom 3	2.28m (7'6") x 1.74m (5'9")
Conservatory	4.11m (13'6") x 2.99m (9'10")	Bathroom	2.32m (7'7") x 1.34m (4'5")
Study	4.08m (13'4") x 2.90m (9'6")	Gross internal floor area (m ²): 84m ²	
Shower Room	1.84m (6') x 1.68m (5'6")	EPC Rating: C	
Utility	3.85m (12'8") x 1.75m (5'9")		
Bedroom 1	3.53m (11'7") x 2.45m (8')		



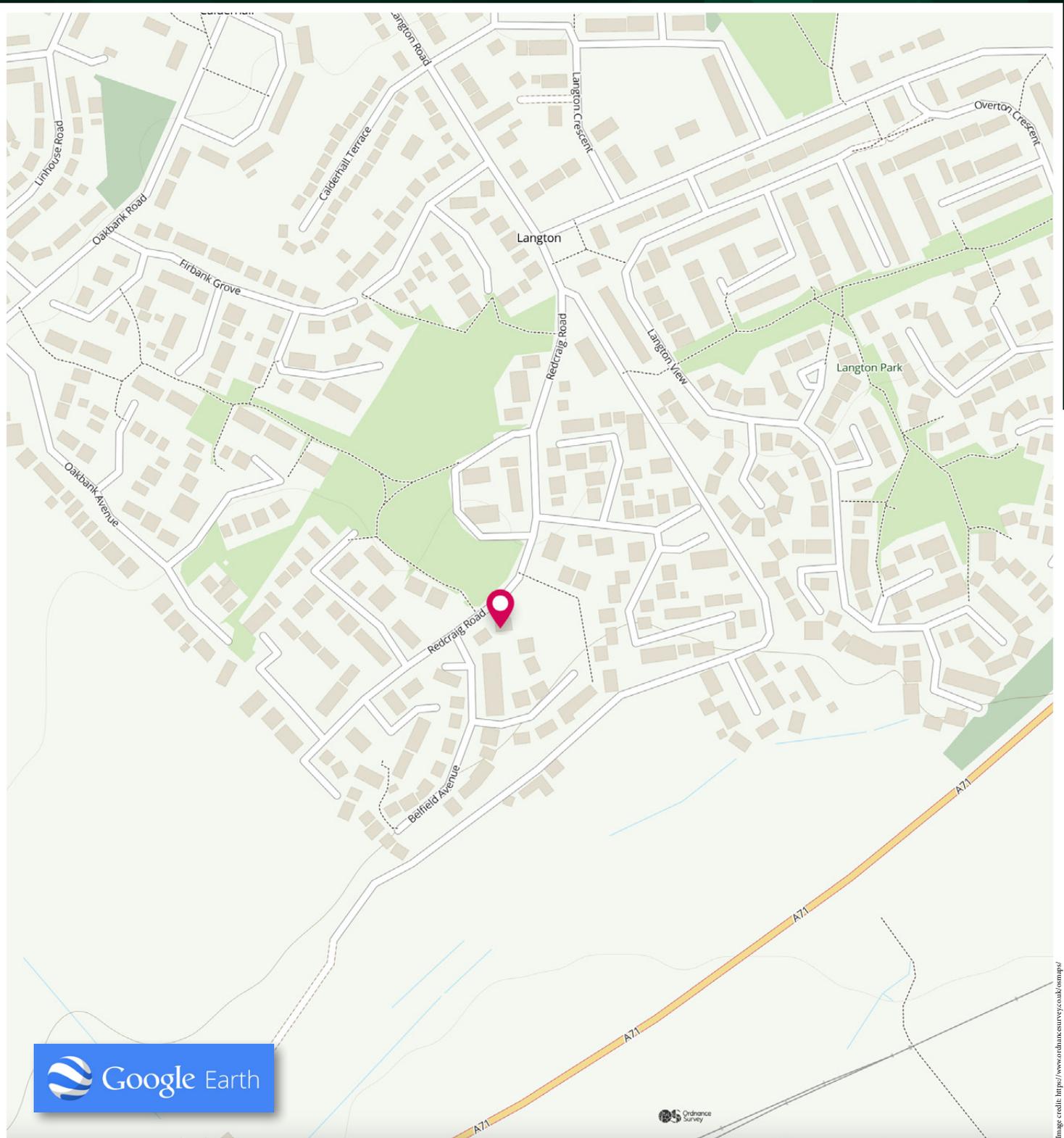
Externally, the property enjoys a mature front garden with lawn and established flower beds. There is also a mono-block driveway to one side. The rear garden enjoys a patio, mature lawn and decked area for entertaining.





The subjects are located in the West Lothian village of East Calder, which has a good range of local amenities including schools and a sports complex. East Calder village is also within easy reach of Kirknewton Railway Station, providing links to Edinburgh and Glasgow, and it is close to the A71 providing access to the main motorway network. Livingston is close by and has an excellent range of shopping facilities which include Livingston Designer Outlet Centre and the Almondvale Shopping Centre. Livingston also has an impressive range of leisure facilities, including a cinema. The west of Edinburgh, including the Gyle shopping centre, is also within easy reach. Almondell and Calderwood Country Park is also virtually on your doorstep.

The Location



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