

RAE, REID & STEPHEN W.S.
THE COTTAGE, 235 CORSTORPHINE ROAD
EDINBURGH EH12 7AR
TEL: 0131-334 8977
FAX: 0131-334 5518

4 LIMEFIELD ROAD, WEST CALDER



House Type	Semi Detached Villa
District	West Lothian
Seller	P Marchant
Price	Offers Around £200,000

This is a delightfully presented stone built family house which has been well maintained and looked after over the fourteen years of the seller's ownership, with a number of the rooms being modernised and refitted less than a handful of years ago. Comprehensive redecoration was undertaken two years ago. It is a stylish house, with the main living spaces being of a generous size. The accommodation comprises:

VESTIBULE, HALL, LOUNGE OPEN PLAN TO DINING ROOM, SPACIOUS FITTED KITCHEN, UTILITY ROOM, SHOWER ROOM, MASTER BEDROOM, STAIRS TO TWO DOUBLE BEDROOMS AND FAMILY BATHROOM

The house has gas central heating and full double glazing and it comes with all carpets, curtains and the majority of the kitchen appliances (with the exception of the fridge) and with the chest freezer and the dishwasher in the utility room also included.

The back garden is a good size, laid largely to grass as a play area for the kids, but a keen gardener could develop it to be more decorative or productive. A lane from Limefield Road leading round to a parking area just outside the back of the house.

For those with education in mind, the local primary school is in the next street - West Calder High School actually lies in Polbeth, a couple of miles to the east. Particularly for those who commute by train, the house is very well situated as the station lies minute's walk away.

Viewing: Weekends 2-4pm or by appointment, please call 0131 334 8977

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Vestibule

With a mosaic tiled floor.

Hallway

With wooden flooring, this gives access to all the rooms on the ground floor and in turn it opens out to a rear hallway off which you find the utility room and shower room.

Lounge 16'3 by 12'8 4m96 x 3m57

A lovely bay windowed room, which gets the evening sunlight. The focal point is the gas coal effect fire set into a stone fireplace, with an alcove to one side fitted with an etched mirror. There is a cream berber style carpet and full length burgundy velvet curtains. There is a classical ceiling rose and good cornicing. An open archway lead to the:

Dining Room 16'6 by 9'3 5m3 x 2m81

Again a bright room, with a picture window looking out to the back garden, the walls being decorated in an old gold shade teamed with a paler creamy contrast. There is an 'under stair' alcove which makes an ideal study/computer area. Decorative glass shelved alcove. Door to the hall leading on through to the Kitchen

Kitchen 13'6 by 11'6 4m12 x 3m50

This is an excellent family sized kitchen, with generous floor space which allows you to have a table and still be able to move around freely. It is contemporarily fitted with floor and wall units all in pale wood and cream. The gas hob and electric fan oven looks a little like an Aga type cooker. Tiling at all the splash back areas. Like the Dining Room there is again a picture window giving lots of light.

Utility Room 8'6 by 5'6 2m60 x 1m65

There are two big stone sinks at the window, just perfect for hand washing and soaking awkward things, or for washing the family pet if need be! Please note that the new washing machine is not included in the sale.

Shower-Room

As you will realise, this was another recent project – there is a large fitted shower cubicle, a loo and a small sink. Fully tiled. Heated towel rail.

Master Bedroom 13'9 by 11'5 4m20 x 3m50

With a cream carpet, soft rich yellow walls and full length calico curtains, this is a welcoming room. The range of fitted wardrobes and vanity unit are included in the sale.

First Floor

Bedroom 2 16'9 by 9'3 5m10 x 2m8

This has a window with a view of the back garden. Bright cheerful colour comes by way of a turquoise wall. There are fitted wardrobes.

Bedroom 3 16'5 by 11'6 5m x 3m50

Similar to the Bedroom across the landing, here your view is to the front with a deep bay window. Both bedrooms are carpeted to match the stairs and the upper hallway.

Family Bathroom

Re-fitted around five years ago, this has a large bath for relaxing in to take away the stresses of the day! Again the room has been very nicely finished with tiling. Heated towel rail.

These particulars, whilst carefully prepared are not warranted and 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.

