



40 Laurelbank Court
East Calder EH53 0QT
Offers Over £152,500

Caesar & Howie
Solicitors & Estate Agents



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EH53 0QT

An excellent first or second time buy is offered from this well presented and popular style semi detached villa, set within highly sought after area. The accommodation has many attractive features and an open outlook to front. It also enjoys a large corner plot, with garden & parking areas to front, side and rear. The location has easy access to local shops, public transport, school and amenities. The expanding village has a good range of local amenities and facilities and rail services can be found at nearby Kirknewton. The A71 provides swift access to Edinburgh and nearby Livingston. Immediate/flexible entry if required. Chain free.

- **Entrance vestibule**
- **Spacious lounge/dining/open view**
- **Superb modern fitted kitchen/appliances**
- **Two bedrooms**
- **Shower room**
- **GCH & DG**
- **Gardens, parking.**
- **Council Tax Band B**

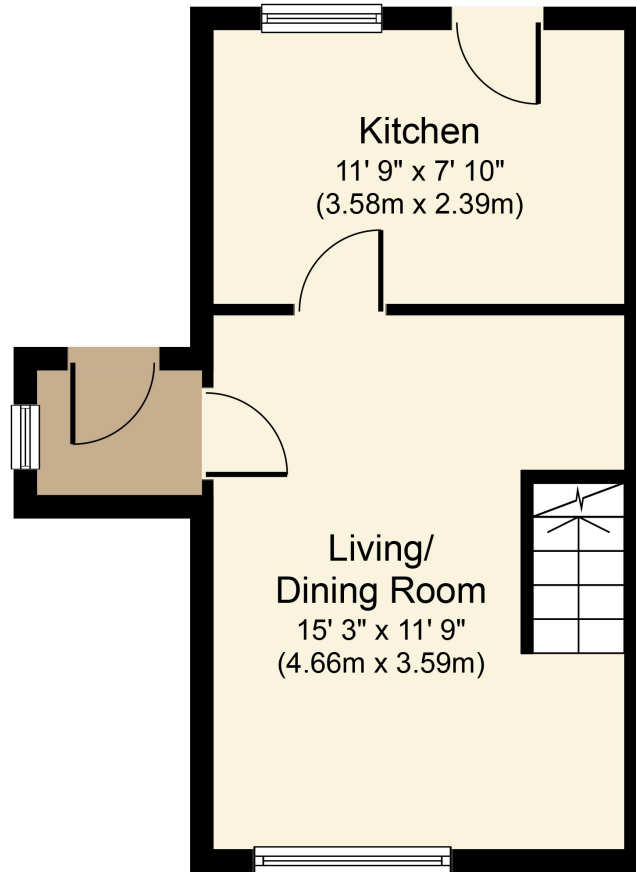


Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email kma@caesar-howie.co.uk

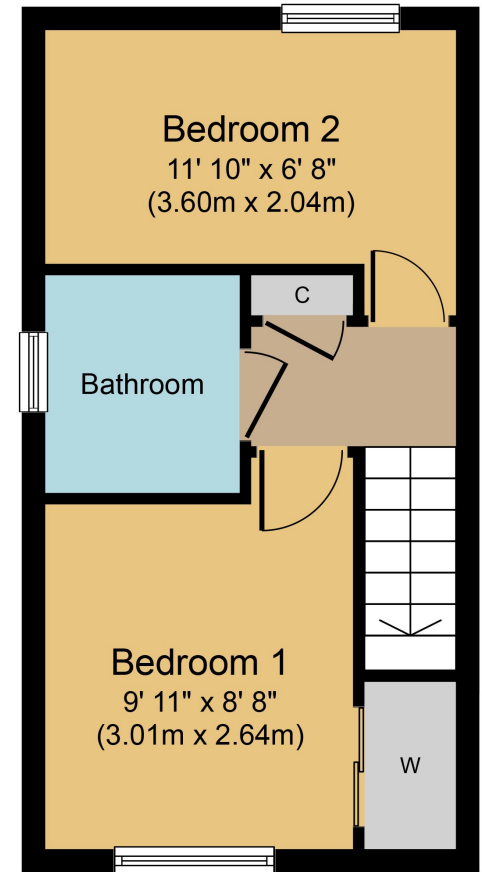


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40 Laurelbank Gardens



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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