



62 Mansefield

East Calder EH53 0JE

Offers Over £158,000

Caesar & Howie

Solicitors & Estate Agents



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An excellent first or second time buy is offered from this well presented and modernised end terraced villa, located in a highly sought after area and ideally placed for schools and amenities. The property has many attractive and quality finishes throughout, including wooden flooring, bespoke doors, fully integrated modern kitchen and recently installed shower room in contemporary styling. The master bedroom has a large set of wardrobe units and all kitchen appliances are included. The fully enclosed rear garden is a good size and requires low maintenance. Non allocated parking is available at the rear. Village amenities, local shopping and services are all within easy reach. The nearby A71 gives swift access for commuting and rail services can be found at Kirknewton and Livingston. Immediate/flexible entry/chain free.

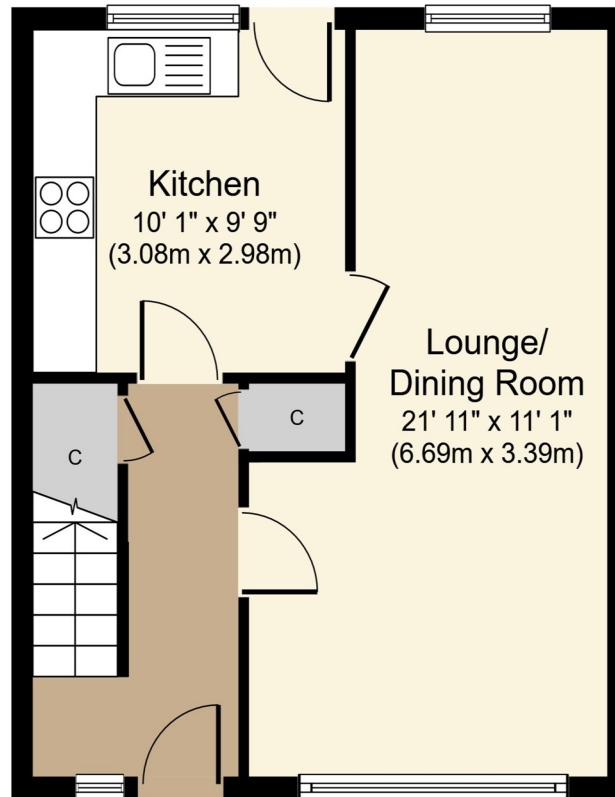
- **Entrance hall**
- **Spacious lounge/dining room**
- **Modern fitted kitchen/appliances**
- **Three bedrooms**
- **Recently upgraded shower room**
- **GCH & DG**
- **Gardens**
- **Council Tax Band B**

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

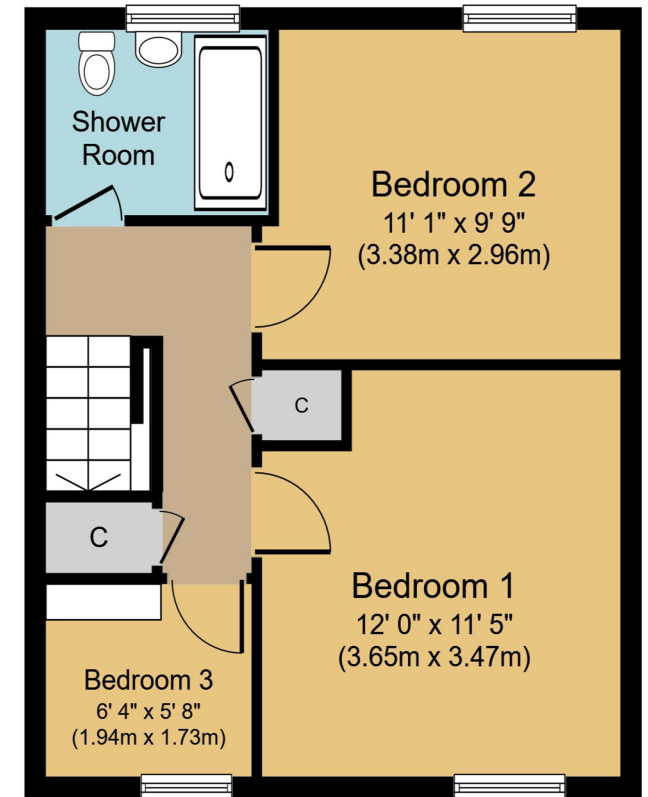


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Ground Floor



First Floor

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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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