



3 Hollybank Place
East Calder EH53 0QW
Offers Over £217,000

Caesar & Howie
Solicitors & Estate Agents



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This is a great opportunity to purchase a very well presented end terraced villa, that will make an excellent family home in a sought after location. The well proportioned and traditionally laid out accommodation has been greatly enhanced by a large feature conservatory to the rear. There are attractive gardens to front and rear and a pleasant outlook over open space to front. Local shops, leisure centre, schools, public transport and village centre are all within easy reach. Rail services from nearby Kirknewton and Livingston. Swift access for commuting via nearby A71. Early/Flexible entry available and chain free sale.

- **Entrance vestibule & hallway**
- **Spacious lounge & dining area**
- **Fitted kitchen**
- **Large conservatory**
- **Three bedrooms**
- **Bathroom**
- **GCH & DG**
- **Gardens & drive**
- **Single garage**
- **Council Tax Band D**
- **Floor area 95m2 (Inc Conservatory)**



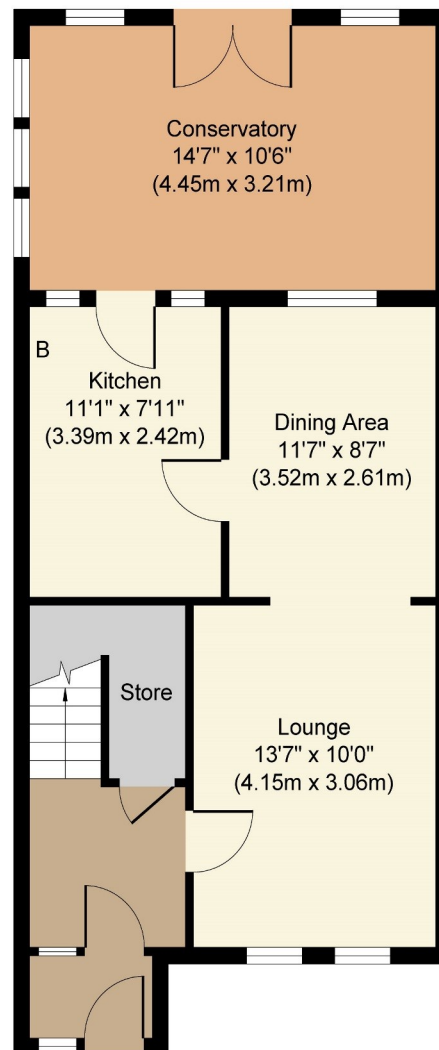
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Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email enquiries@caesar-howie.co.uk

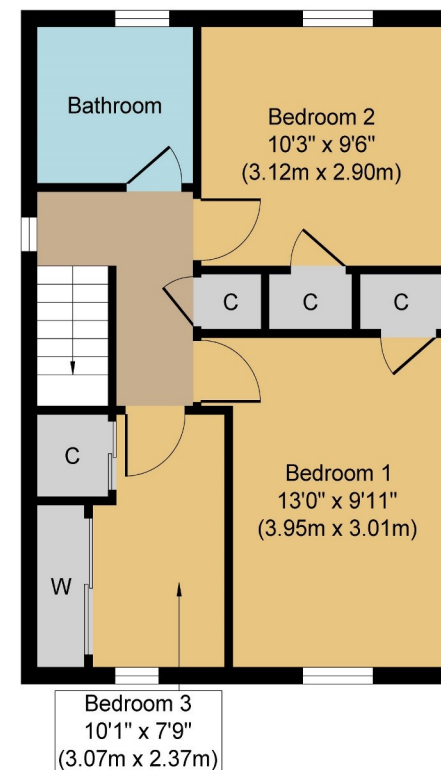


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Ground Floor



First Floor

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, ment. 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.