



East Calder | Limekilns Grove | Offers Over £195,000

A bright and versatile end-terraced gem in East Calder, this three-bedroom home is packed with space and flexibility.



Nestled in the ever-popular village of East Calder, this three-bedroom, two reception room, end-terraced home offers the ideal setting for family living, with flexible accommodation and good outdoor space.

To the front, a driveway provides convenient off-street parking, complemented by a neat front garden featuring a mature tree and well-maintained flower bed. The main front door opens into an entrance vestibule, complete with a storage cupboard ideal for coats, shoes, and everyday essentials. From here, you enter the comfortable lounge - a relaxing space laid with carpet, ideal for winding down after a busy day. A door from the lounge leads into the inner hallway, which provides access to the upper level and continues through to kitchen/diner.

The kitchen/dining area is fitted with a range of base and wall units, a contemporary column radiator, and a wallpapered feature wall that adds a touch of character. There's plenty of room for a family-sized dining table, making it the perfect place to enjoy meals together. Hardwood flooring runs throughout, and patio doors open directly onto the rear garden, allowing for a lovely indoor-outdoor flow. A large pantry cupboard provides excellent additional storage, and a door leads to the separate utility/laundry room.

The utility room is generously sized and well-equipped with space for a free-standing washing machine and dryer, a sink, and access to yet another storage cupboard. From here, you can also access the versatile family room - a fantastic second living space that could easily function as a playroom, home office, gym, or snug. With its own private entrance from the front, this room is ideal for those looking for a dedicated workspace or separate retreat.

Upstairs, a small landing provides access to the three bedrooms and the family bathroom. The principal bedroom is a bright and spacious double room overlooking the rear garden, decorated in neutral tones and offering space for free-standing furniture. The second bedroom is another well-proportioned double located to the front, benefiting from a built-in storage cupboard. The third bedroom is a generous single room, perfect for a child's room, guest space, or study.

The family bathroom is fitted with a three-piece suite, including a bath with overhead shower, with tiling to half height and a tiled floor, creating a clean finish. A window on the landing allows natural light to filter through, and a hatch provides access to the loft space for additional storage.

The rear garden is fully enclosed with timber fencing, offering a safe and private outdoor area. A combination of decking and decorative chips ensures low maintenance, and two garden sheds are included in the sale - one of which is insulated, offering potential for workshop or hobby use.

This thoughtfully laid-out home, offering generous living space both inside and out, makes it an ideal choice for growing families or anyone seeking flexibility in their home environment. East Calder remains a highly desirable location, with excellent local amenities, schooling, and transport links all close by.



Extras: Floor coverings, light fittings (except lounge), integrated dishwasher, free-standing cooker, and fridge/freezer (no warranty) and the garden sheds x2

Location: East Calder is a charming village located in West Lothian, approximately 13 miles west of Edinburgh and 7 miles east of Livingston. Its strategic position near the A71 makes it ideal for commuters who work in Edinburgh, Livingston, and the surrounding areas. The village benefits from nearby access to the M8 motorway and close proximity to rail services at Kirknewton and Livingston South, providing convenient transport links across the central belt.

East Calder has maintained a traditional village feel while experiencing growth and modern development in recent years. The blend of historical charm and modern amenities gives the village a unique character. With a growing population, it attracts families, professionals, and retirees alike who seek a quieter lifestyle while remaining close to major urban centres.



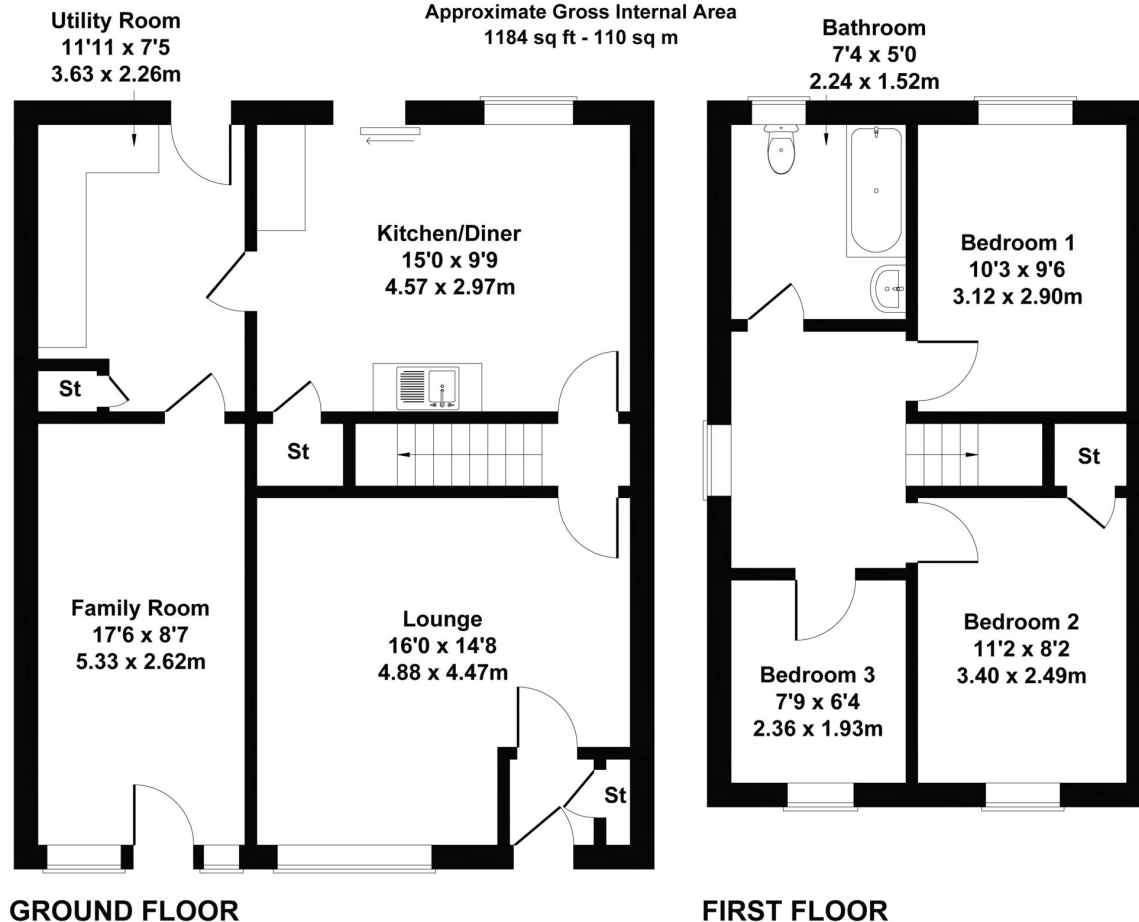
East Calder is well-serviced with a variety of local shops, supermarkets, cafes, and pubs that cater to the needs of its residents. For families, East Calder is home to East Calder's newly built Primary School, and for secondary education, children typically attend the nearby highly desirable West Calder High School. In addition, there are numerous childcare options, including nurseries and after-school programs, providing support for working parents.

East Calder is surrounded by picturesque countryside, offering numerous outdoor activities for nature lovers. Almondell & Calderwood Country Park, one of the key attractions, offers scenic walks, woodland trails, picnic areas, and wildlife watching. The park is a popular destination for families, dog walkers, and those looking to enjoy the outdoors. Additionally, East Calder has well-maintained local parks and sports facilities, contributing to an active community life.



36 Limekilns Grove, East Calder

Approximate Gross Internal Area
1184 sq ft - 110 sq m



Not to Scale. Produced by The Plan Portal 2025
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