



12 Ormiston Drive, East Calder

Offers Over **£155,000**





12 Ormiston Drive

East Calder, Livingston

Well presented two bedroom home with neutral décor throughout. Perfect for first time buyers, young professionals or downsizers, with a private garden and allocated parking in sought after East Calder

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Superb two bedroom home, ideal for first time buyers and young professionals
- Private, fully enclosed rear garden perfect for relaxing or socialising
- Allocated parking space and excellent location in sought after East Calder with great transport links
- Bright, spacious lounge designed for modern living and entertaining
- Desirable ground floor position offering easy, access and convenient single level living



Lounge

17' 4" x 11' 7" (5.28m x 3.52m)

A bright and well proportioned living space with click flooring, two pendant light fittings, and a radiator. A window and sliding patio doors fill the room with natural light while providing seamless access to the north east facing rear garden, ideal for indoor outdoor living and entertaining. Open to the kitchen, there is plenty of space for a dining table, creating a sociable layout suited to modern living.

Kitchen

7' 9" x 6' 7" (2.36m x 2.00m)

A stylish, modern kitchen fitted with wood effect worktops, contemporary white wall and base units, and a stainless steel circular sink with mixer tap and drainer. Integrated dishwasher and free standing fridge freezer, alongside a gas hob, electric oven, and extractor hood. The combi boiler is fitted with a Hive smart heating system. Finished with laminate flooring, a pendant light fitting, and neutral décor, a window overlooking the rear garden completes this bright and practical space.

Hall

17' 9" x 3' 3" (5.40m x 1.00m)

Entered via a uPVC front door, the welcoming hallway features solid oak flooring, a radiator, and three spotlights, with access to all principal rooms. An electrical cupboard provides coat and boot storage, while a large storage cupboard (approx. 1.60m x 1.10m) houses the washing machine and tumble dryer (both gifted in the sale) and benefits from fitted shelving.





Bedroom One

10' 6" x 9' 5" (3.20m x 2.88m)

A generous double bedroom with fitted mirrored wardrobes offering excellent storage. Bright and well presented, the room features vinyl flooring, a radiator, and a south west facing window overlooking the communal front lawn, allowing for plenty of natural light.

Bedroom Two

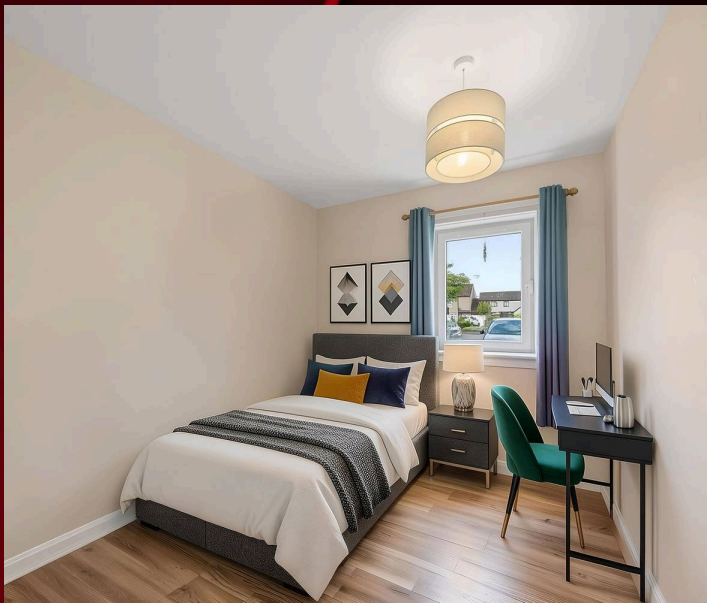
9' 2" x 7' 10" (2.80m x 2.40m)

A decent sized bedroom with built in wardrobes providing excellent storage. Bright and well presented, the room features vinyl flooring, a radiator, and a south west facing window overlooking the communal front lawn, allowing for plenty of natural light.

Bathroom

6' 7" x 6' 7" (2.00m x 2.00m)

A stylish, contemporary family bathroom fitted with a white three piece suite comprising a bath with mains fed mixer shower and glass screen, WC, and a square wash hand basin set within a vanity unit for added storage. Finished with modern white wall panelling, chrome towel radiator, spotlights, extractor fan, and contemporary mixer taps, creating a sleek and low maintenance space.





GARDEN

A fully enclosed rear garden offering a private and secure outdoor space, ideal for relaxing or entertaining. The garden features a well maintained lawn, a paved patio perfect for outdoor dining, and established plants and shrubs that provide year round colour and interest. Sliding patio doors create a seamless connection to the living area, while hot and cold outdoor taps add everyday convenience. A new timber garden shed provides excellent additional storage.

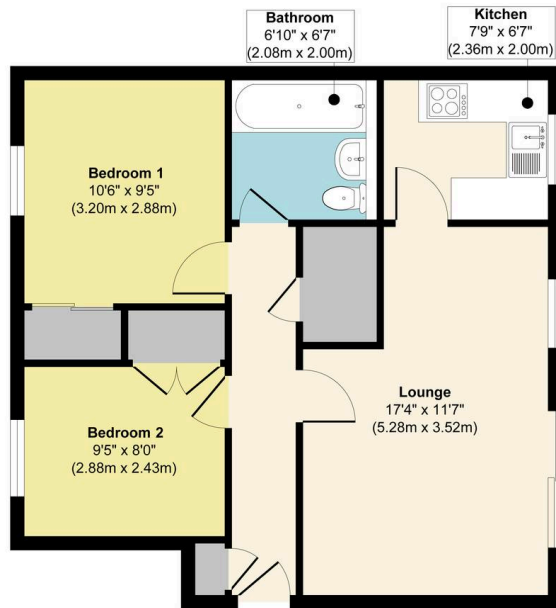
ALLOCATED PARKING

1 Parking Space

The property benefits from a dedicated allocated parking space, conveniently located directly outside the front gate for easy everyday access.



12 Ormiston Drive



Floor Plan

Approx. Gross Internal Floor Area 575 sq. ft / 53.43 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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