



8 Manse Court, East Calder, EH53 0HF

BRIGHT AND SPACIOUS 5 BED DETACHED HOUSE SITUATED WITHIN THE POPULAR VILLAGE OF EAST CALDER

- Livingroom with patio door leading to private garden
- Kitchen benefiting from storage and a separate utility room
- Separate dining room
- 5 bedrooms, one currently being used as a study
- Family bathroom upstairs with shower room on ground floor
- Garden grounds surrounding the property
- Single garage with driveway to park 2 cars
- Double glazing and central heating

Location

East Calder is conveniently placed between Edinburgh and Livingston making it an ideal location for those commuting.

There are a range of local amenities nearby such as a Tesco Express, café, restaurant and medical practice, with a wider range of amenities also available in nearby Livingston Outlet.

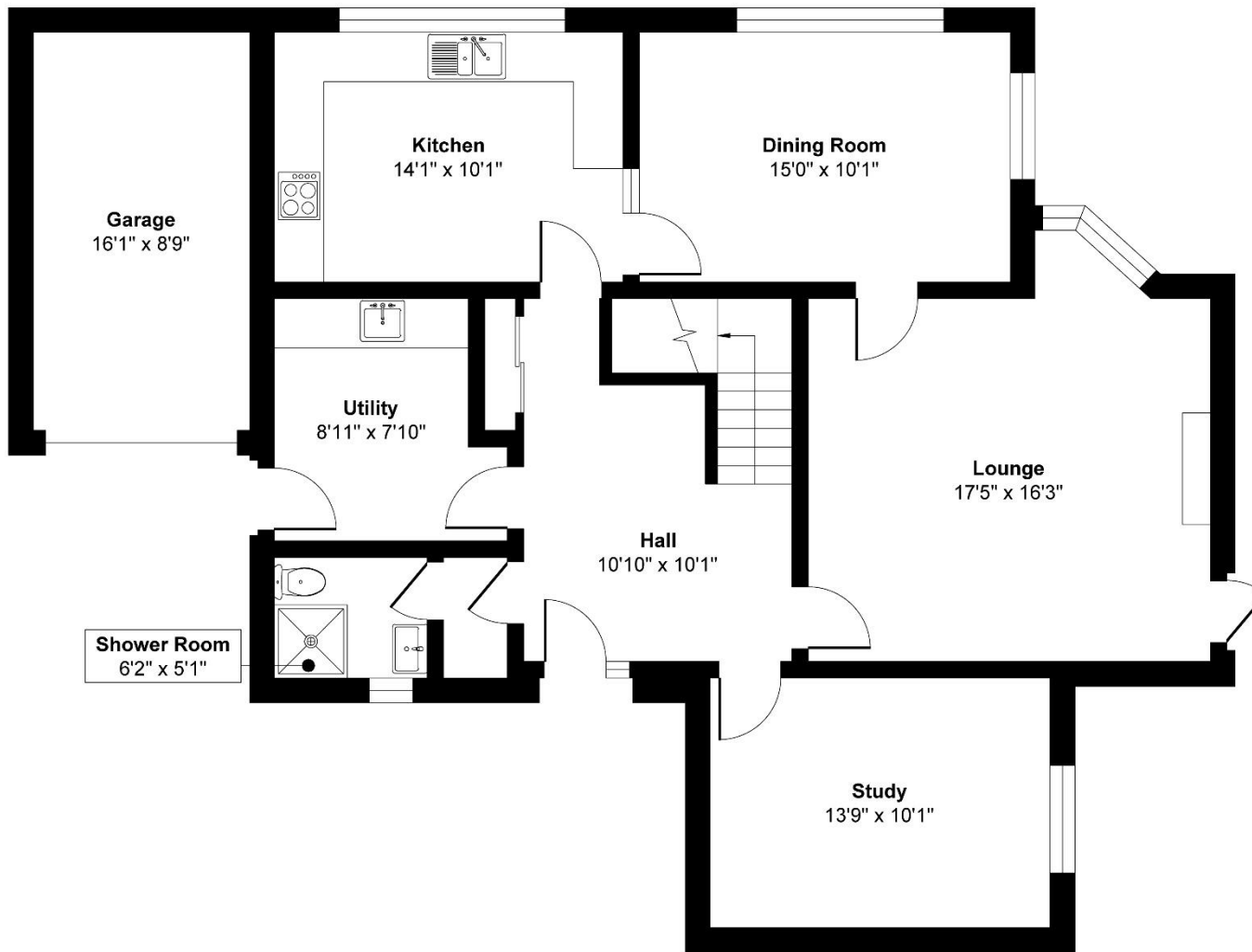
The property has easy access to the B7015 which leads onto your major motorways whilst Kirknewton Railway Station is only a 5 minutes' drive from the property.

Viewing Arrangements

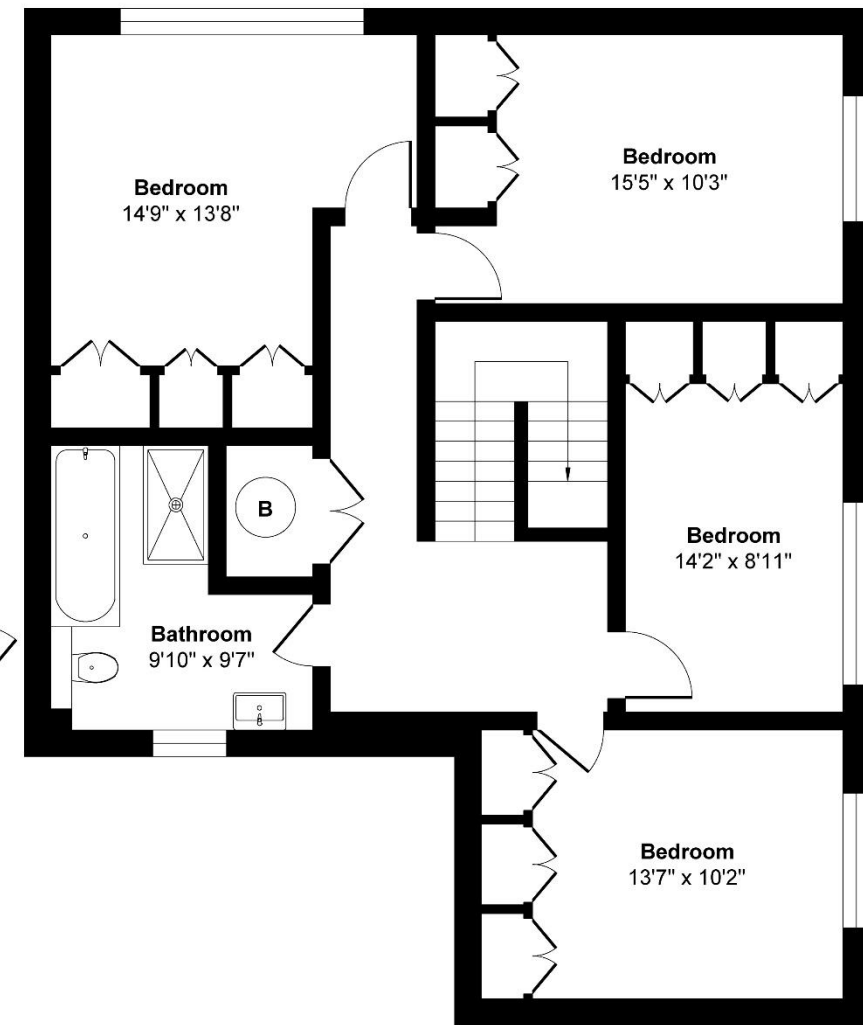
By appointment with The Church of Scotland Law Department. Please email properties@churchofscotland.org.uk







Ground Floor
 Approximate Floor Area
 1194 sq. ft



First Floor
 Approximate Floor Area
 908 sq. ft

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.



The Church of Scotland

Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone: 0131 240 2263

Email: properties@churchofscotland.org.uk



It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

