



71 Bishops Park, Mid Calder

Livingston, West Lothian, EH53 0ST



Property Summary

Benefitting from a private driveway and a delightful sheltered garden, this modern semi-detached house is ready for its new owners, presented with easily adaptable neutral interiors that feature three bedrooms, a bathroom, and two openly adjoining reception rooms leading to a modern kitchen with garden access. The appealing family home enjoys a peaceful village setting, neighbouring the town of Livingston and well-placed for swift road access to Edinburgh and Glasgow, both 40 minutes' drive away.

Extras: All fitted floor and window coverings and light fittings are included.

Property Features

- Leafy village setting
- Modern semi-detached house with neutral décor
- Naturally-lit entrance porch
- Bright open-plan living and dining rooms (with kitchen access)
- Contemporary kitchen with garden access
- Two double bedrooms (principal with storage)
- One single bedroom
- Chicly-tiled bathroom with shower-over-bath
- Sunny gardens, overlooked by leafy trees to the rear
- Private driveway
- Electric heating and double glazing
- EPC Rating - E

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.





Bright open-plan living and dining rooms and a contemporary kitchen with garden access







Two double bedrooms,
one single bedroom and a
chicly-tiled bathroom with
shower-over-bath

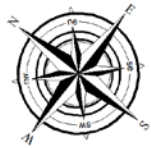
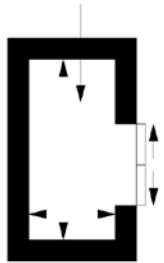




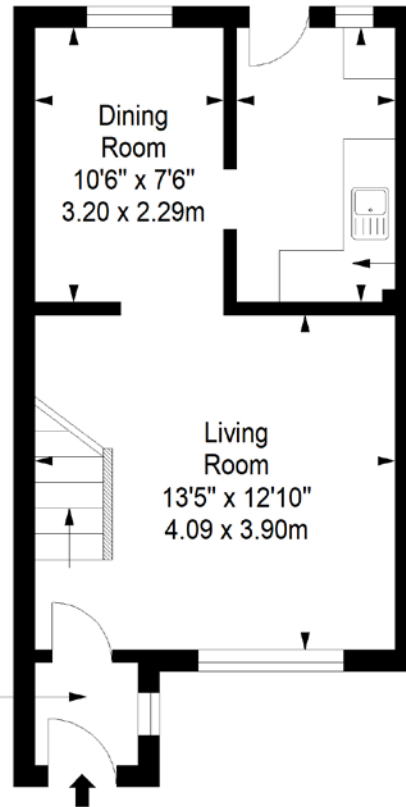
Floorplan

Shed
Approx. 2.1 sq. metres (22.6 sq. feet)

Shed
6'11" x 3'3"
2.10 x 1.00m



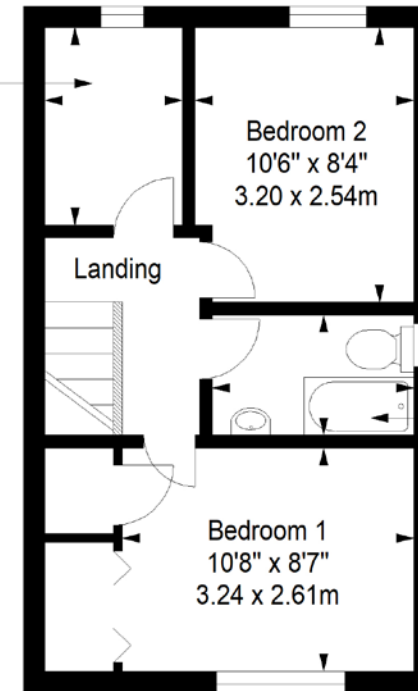
Ground Floor
Approx. 32.0 sq. metres (344.5 sq. feet)



First Floor
Approx. 31.3 sq. metres (336.9 sq. feet)

Single
Bedroom
7'6" x 5'3"
2.28 x 1.60m

Kitchen
10'6" x 6'0"
3.20 x 1.84m



Bathroom
7'8" x 4'6"
2.34 x 1.36m

Total area: approx. 65.4 sq. metres (704.0 sq. feet)

All Enquiries to our Property Department:

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