







**Set in the tranquil location of Mid Calder, this delightful property is nestled in a peaceful location, whilst being close to local amenities.**

Situated in the highly sought-after conservation town of Mid Calder, which retains its unique village atmosphere, with a great sense of community is ideally placed for the commuter. It has easy access to the A71 and Edinburgh bypass and the M8 and the M9 network. The closest railway links are at Kirknewton or Livingston South; a regular bus service operates to Livingston and Edinburgh from the village and Edinburgh Airport is only 10 miles away. The local amenities include a village shop, hairdressers, takeaways, restaurant, community hall, bowling club and public houses as well as play parks, with a new pharmacy due to open soon. The Almondell and Calderwood Country Park and Cunnigar Park are easily accessible. The local school is at Mid Calder primary which also houses the local nursery and the catchment secondary school is at West Calder High. The adjacent village of East Calder provides a health centre, a library, a pharmacy, a bowling club and a sports complex. Livingston town centre can be easily accessed on foot and has a more extensive range of shopping and other facilities.

#### **Front Garden and Garage**

7.398m x 3.198m (24'03" x 10'05")

Located near to a cul-de-sac, the quiet location is ideal. The front garden has been mainly finished with decorative gravel with some planting. The long driveway allows parking for several vehicles. The single garage can be accessed via the up and over door to the front, or the side door. There is power and lighting. Access to the rear garden is via a side gate.

#### **Entrance Hallway**

The inviting entrance is through a half-glazed UPVC door. The contemporary décor begins with patterned wallpaper to the walls and laminate to the floor. Ceiling lighting, a radiator, a storage cupboard, a smoke detector and access to the attic complete this area.



### Lounge

**4.219m x 2.945m (13'10" x 09'07")**

This fabulous room has been decorated with a two-tone finish to the walls with a dado rail and laminate to the floor. Windows to the front of the property allow in lots of natural light, being further enhanced by ceiling lighting. An integrated cupboard provides storage solutions. A radiator, a television aerial socket, a telephone socket, a smoke detector and power points are all provided.

### Kitchen

**2.588m x 2.119m (08'05" x 06'11")**

Accessed from the lounge, this superb room has windows to the rear of the property, taking full advantage of the garden views. Fitted with a modern kitchen, there are several wall and floor mounted units with wood effect frontages and complimentary work surfaces with matching splashbacks. The remainder of the walls have been painted and there is tile effect vinyl to the floor. The integrated electric double oven with grill, four-ring electric hob, cooker hood and an integrated fridge-freezer, will all be included in the sale. There is under counter space for a washing machine. The sink area comprises of a stainless-steel sink with mixer tap and drainer. Ceiling lighting, a heat detector and power points are also supplied.

### Main Bedroom

**2.688m x 2.557m (08'09" x 08'04")**

This wonderful room has been finished with one feature wall, neutral tones to the remainder and carpeted flooring. Windows to the front of the property allow in natural light and there is ceiling lighting. A spacious, double mirror fronted wardrobe provides hanging and shelving space. A radiator, a smoke detector and power points are provided.





### Second Bedroom/Dining Room

2.730m x 2.064m (08'11" x 06'09")

This bright room has been finished with neutrally painted walls and laminate to the floor. The glazed door and fixed adjacent glass panel, to the rear of the property, allow in natural light and this is further complemented by a ceiling light. Power points, a smoke detector and a radiator complete the room.

### Bathroom

2.218m x 1.359m (07'03" x 04'05")

This tasteful room has been finished with tiling to the walls and floor. The white suite comprises of a wall mounted electric shower over a bath, a close coupled toilet and a vanity sink, with storage below. Ceiling lighting, a window to the rear and a radiator finish the room.

### Rear Garden

Externally, the property benefits from an astounding rear garden, which is very private and provides an ideal place to sit and relax or entertain. Landscaped with a patio, an area finished with decorative stones, a lawn and the remainder planted with mature plants, shrubs and trees. There is fencing on all sides, with an access gate to the driveway.

### Additional Items

Tenure: Freehold. Council tax band: B. All fitted floor coverings and the kitchen items mentioned are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

**VIEWING** Arrange an appointment through RE/MAX

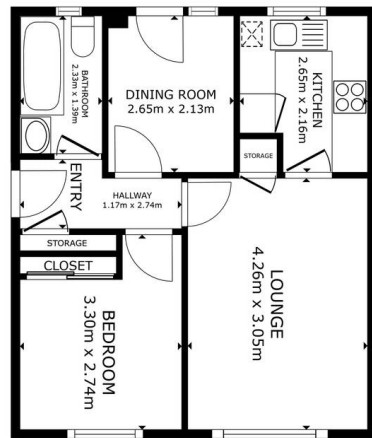
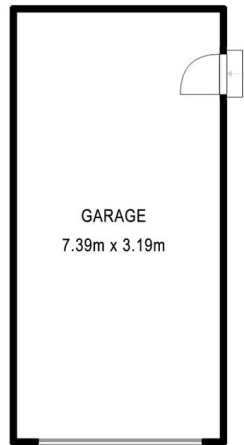
Property Livingston on 01506 680098 or with Sharon Campbell direct on 07960 996670.

**OFFERS** All offers should be submitted to: RE/MAX

Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.







FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 41.2 m<sup>2</sup>  
TOTAL : 41.2 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







**RE/MAX Property**

Remax Property, Remax House - EH54 6TS

01506 418555 • [info@remax-livingston.net](mailto:info@remax-livingston.net) • [www.remax-livingston.net](http://www.remax-livingston.net)



Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.