







**\*\*A Spacious 2-Bedroom Home with Conservatory, Garage, and Low-Maintenance Gardens\*\***

This property represents a fantastic opportunity to acquire a well-maintained home with spacious living areas, modern conveniences, and potential for personalization. Ideal for firsttime buyers or families seeking a comfortable home in a sought-after area. Sharon Campbell and RE/MAX Property are delighted to bring this wonderful home to the market. This wellproportioned home offers practical living spaces mixed with modern amenities. Located in a quiet, desirable neighbourhood, this property is ideal for buyers seeking comfort and convenience. The property comprises:

Entrance Vestibule

Bright and Spacious Living Room

Well-Equipped Dining Kitchen

Conservatory with Garden Views

Two Generous Bedrooms with Storage

Modern Bathroom

Tandem Garage

Front and Rear Gardens with Driveway

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Mid Calder is a charming West Lothian village known for its historic character, friendly community, and scenic surroundings. Local amenities include shops, cafés, and traditional pubs, with Calder Wood Country Park nearby for outdoor activities. The village is ideal for families, offering excellent schools and easy access to Livingston's shopping and entertainment options. For commuters, it boasts excellent transport links, including the M8 motorway and nearby train stations. Mid Calder perfectly combines village charm with modern convenience, making it a desirable place to call home.



### Front Garden and Driveway

The front garden is enclosed and laid with decorative gravel, providing space for plant pots and ornaments. A slabbed driveway runs along the side of the house, leading to the garage in the rear garden, ensuring ample parking and ease of access.

### Entrance Vestibule

1.298 m x 1.125 m (04'03" x 03'08") The welcoming vestibule features a UPVC front door with a window that allows natural light to flood the space. Neutral-coloured textured wallpaper walls, laminate flooring, and a ceiling light create a bright, functional area. An electric radiator provides additional warmth, and a door leads to the living room.

### Lounge

5.498 m x 3.907 m (18'01" x 12'09") The spacious living room boasts a UPVC window overlooking the front garden, complete with vertical blinds and curtains. Neutral wallpaper and painted walls complement the wood laminate flooring for a contemporary feel. A radiator, a ceiling light, a smoke detector and multiple power points are also present.

### Kitchen

3.880 m x 2.535 m (12'08" x 08'04") The well-equipped kitchen leads from the living room and is fitted with a UPVC window overlooking the back garden through the conservatory. The space features neutral painted walls, tile-effect laminate flooring and a tiled backsplash, creating a clean and modern aesthetic. A stainless-steel kitchen sink is complemented by an electric oven and gas hob, while under-counter spaces are available for a washing machine, fridge and freezer. The kitchen is completed by a range of wooden wall and base units, paired with cream laminate worktops. A radiator, a heat detector and a ceiling light are all included.





### Conservatory

2.698 m x 2.463 m (08'10" x 08'01") A charming addition to the home, the conservatory features dual-aspect floor-to-ceiling windows that provide delightful views of the back garden. Neutral wallpaper walls and wood-effect laminate flooring make this a perfect space for relaxing or entertaining. A door offers direct access to the rear garden.

### Upstairs Landing

Decorated with neutral painted wallpaper walls and carpeted flooring, and a ceiling light create a cohesive style. An attic hatch, a storage cupboard and a power point enhance practicality, whilst a smoke detector ensures safety.

### Bedroom One

3.918 m x 2.494 m (12'10" x 08'02") This spacious main bedroom includes a UPVC window with views of the front garden, paired with neutral curtains. The room features wallpapered walls, a feature wallpaper wall and green carpet flooring. A radiator and mirrored double wardrobe offer storage and comfort.

### Bedroom Two

3.917 m x 2.545 m (12'10" x 08'04") This lovely room is a large, versatile space with a UPVC window overlooking the back garden. Blue wallpapered walls, blue carpet flooring and neutral curtains create a serene ambiance. Additional features include a radiator and a mirrored half-height wardrobe.

### Shower Room

1.956 m x 1.914 m (06'05" x 06'03") The modern bathroom is designed for practicality and style, featuring a UPVC frosted window, downlights, tiled walls and tile-effect vinyl flooring. The suite includes an enclosed shower cubicle with wet-wall panels, a mains shower, an enclosed toilet, and a sink with storage beneath. A chrome towel rail and a mirror above the sink complete this well-appointed space.





### Additional Items

Tenure: Freehold Council Tax Band: C All fitted floor coverings, window blinds 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 418555 or with Sharon Campbell direct on 07960 996670.

### INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

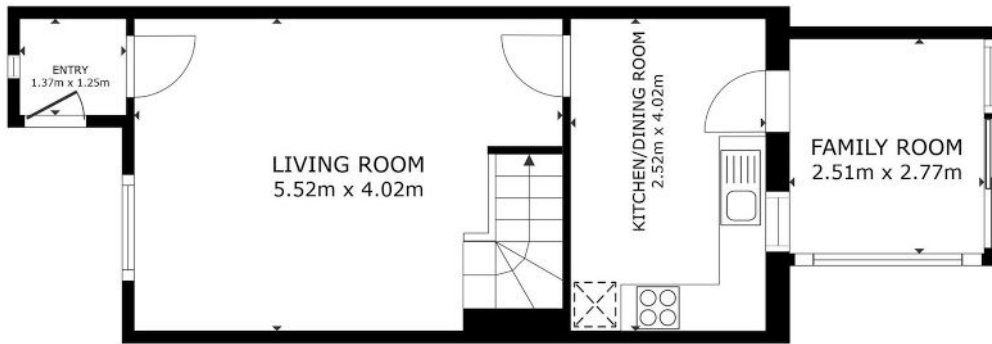
### THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960996670 TODAY.

### Property Misdescription Act Information

Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate, prepared on the basis of information provided by our clients. Nevertheless, the internal photographs may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. We have not tested any service or appliance. This schedule is not intended to, and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Prospective purchasers should make their own enquiries - no warranty is given or implied.



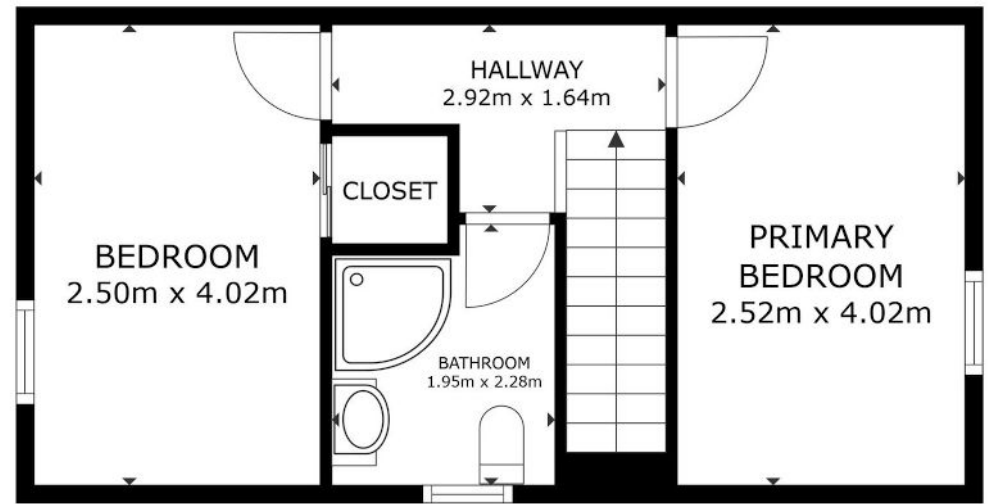


FLOOR 1



GROSS INTERNAL AREA  
 FLOOR 1 35.4 m<sup>2</sup> FLOOR 2 32.7 m<sup>2</sup>  
 EXCLUDED AREAS : FAMILY ROOM 7.0 m<sup>2</sup>  
 TOTAL : 68.2 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1 35.4 m<sup>2</sup> FLOOR 2 32.7 m<sup>2</sup>  
 EXCLUDED AREAS : FAMILY ROOM 7.0 m<sup>2</sup>  
 TOTAL : 68.2 m<sup>2</sup>

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**RE/MAX Property**

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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.