



FOR SALE
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REAL ESTATE

 **RE/MAX**
Property

92 Spottiswoode Gardens, Mid Calder, EH53 0JX.

Offers Over £238,000



This fantastic semi-detached house in Spottiswoode Gardens is in walk-in condition and will make a fantastic home. This home is ideal for families or those requiring bedroom and office space. Lorna MacDonald and RE/MAX Property are delighted to bring this 3 bedroomed property to the market.

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

The welcoming approach is finished with decorative stones and a paved pathway that leads gracefully to the front door. The garden is beautifully landscaped with thoughtful planting, adding a touch of natural charm. A stone-finished driveway runs the length of the house, providing ample parking space for multiple vehicles and combining functionality with style.

Entrance Vestibule

The inviting vestibule is entered through a partially glazed uPVC door, which, along with the adjacent window, fills the space with natural light. The modern design features a combination of painted walls and white panelling, complemented by sleek laminate flooring, for a polished look. A generously sized cupboard provides ample storage. Finishing touches include a ceiling light, a wall light, a smoke detector, and a radiator, creating a stylish and practical entryway.

Lounge

16' 2" x 10' 3" (4.92m x 3.13m)

This charming room is finished with soft magnolia-painted walls and sleek laminate flooring, creating a warm and inviting ambiance. A large front-facing window bathes the space in natural light, further complemented by a ceiling light for added brightness. Comfort is ensured with a radiator, while a smoke detector and multiple power points complete the room.

Kitchen Diner

10' 0" x 15' 11" (3.06m x 4.86m)

This thoughtfully designed space combines style and functionality, featuring numerous wall and floor-mounted units with sleek white frontages and under-counter lighting, perfectly paired with wooden work surfaces. Neutral painted walls, accented by wooden panelling and seamless laminate flooring, create a cohesive and contemporary atmosphere. The kitchen comes fully equipped with a gas range double oven and six-ring hob, a stainless steel extractor hood, and an integrated dishwasher, providing exceptional convenience. The sink area features a ceramic under-counter sink with a mixer tap, adding a touch of elegance. Natural light pours in through a side window and large French doors at the rear, enhancing the space further with downlights and a ceiling light over the dining area. There is ample room for a dedicated dining space, ideal for entertaining or family meals. Additional features include power points, a radiator, and a heat detector, ensuring comfort, safety, and practicality.

Walk in Pantry

5' 0" x 5' 5" (1.52m x 1.66m)

The walk-in pantry cupboard is a highly practical space, offering ample storage alongside an under-counter washing machine, a tumble dryer, and a tall fridge freezer, all of which are included in the sale. The area is finished with neutral painted walls and durable laminate flooring. A wall light provides illumination, while power points add convenience to this space.





Stairs and Landing

The décor flows seamlessly with carpeted stairs and landing, complemented by soft neutral painted and panelled walls. The area includes a convenient shelved storage cupboard. A window to the side allows natural light into this area. Finishing touches include a ceiling light, two wall lights, a smoke detector, and an attic hatch for easy access to additional storage.

Primary Bedroom

12' 11" x 7' 10" (3.93m x 2.38m)

This charming room features predominantly magnolia painted walls, beautifully accented by a stylish feature wall and laminate flooring. A built in wardrobe offers ample hanging and shelving space, enhancing the room's practicality. A front facing window fills the space with natural light, complemented by a ceiling light for additional illumination. The room is equipped with a radiator and power points for comfort and convenience.

Bedroom Two

10' 3" x 9' 7" (3.13m x 2.91m)

This great second double bedroom is tastefully finished with neutral painted walls, a bold red feature wall, and sleek laminate flooring, creating a warm and inviting ambiance. A rear-facing window allows natural light to flood the room, complemented by a ceiling light for a bright and airy feel. An integrated wardrobe offers convenient hanging and shelving space, maximizing functionality. The room is further equipped with power points and a radiator.

Bedroom Three

10' 7" x 7' 11" (3.23m x 2.42m)

This well appointed third bedroom features magnolia painted walls and cosy carpeted flooring, creating a comfortable and modern ambiance. A front-facing window welcomes natural light, brightening the space. A built in cupboard provides ample storage space. Additional features include power points, a ceiling light, and a radiator.

Shower Room

7' 3" x 6' 1" (2.22m x 1.86m)

This shower room is designed with practicality and elegance in mind, featuring durable vinyl flooring and tiled walls for an easy-to-maintain finish. A side facing window fills the space with natural light, beautifully enhanced by downlights and wall lighting for a bright and welcoming atmosphere. The suite includes a corner shower unit with a mains shower, a sleek back-to-wall toilet, and a modern vanity sink, combining functionality with contemporary style. A white towel radiator completes this thoughtfully designed and inviting space.

Rear Garden

This fantastic rear garden offers two wooden decking areas, ideal for outdoor seating and relaxation. The remainder of the space is beautifully designed with decorative stones, a paved pathway, and a raised planted beds that adds charm and greenery. There is access to the garage from here, providing convenient storage. The garden is fully enclosed with fencing on all sides, ensuring privacy, and features a gate for added convenience. This outdoor retreat is perfect for unwinding or entertaining guests at any time of day.

Garage

20' 5" x 9' 11" (6.23m x 3.02m)

The detached garage features an up-and-over door for easy access, along with a wooden side door that leads directly from the garden. A window allow natural light into the space. Inside, the space is equipped with power points and a ceiling light, ensuring both functionality and convenience.

Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings 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 Lorna MacDonald direct on 07778 547461.

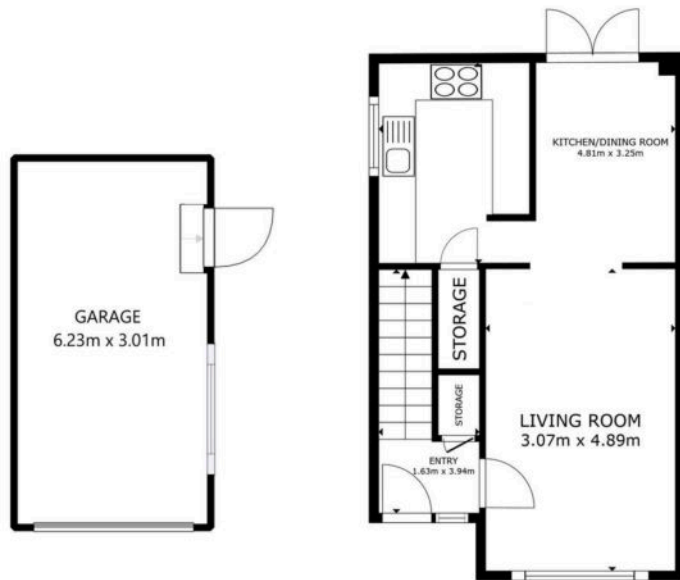
OFFERS

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.

INTEREST

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





GROSS INTERNAL AREA
FLOOR 1 37.9 m² FLOOR 2 39.7 m²
TOTAL: 77.6 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. GARAGE POSITION IS NOT ACCURATE TO PROPERTY

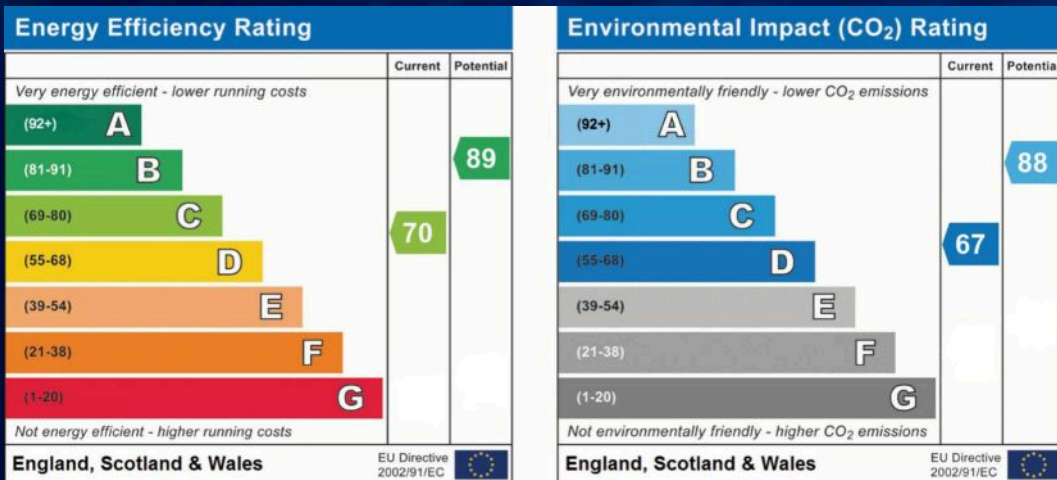


FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 37.9 m² FLOOR 2 39.7 m²
TOTAL: 77.6 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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The Home Report



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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.