



8 Ochiltree Crescent, Mid Calder

Offers Over £160,000



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Mid Calder

Step into comfort and style with this charming two-bedroom end-terrace home at 8 Ochiltree Crescent, located in the sought-after area of Mid Calder. Complete with a private driveway, garage, visitor parking, and a sun-drenched south-west facing garden, this property offers both convenience and potential. Whether you're a first-time buyer, downsizer, or investor, this blank canvas is ready for you to add your own personal touch and make it truly yours.

Upon entering, you're welcomed into a bright and modern hallway that leads directly into the stylish charcoal-toned kitchen, featuring a tall contemporary radiator and sleek finishes. Practical yet striking, this space offers everything you need for everyday living and entertaining.

To the rear, the spacious lounge is filled with natural light and features patio doors opening onto a decked area in the garden—perfect for seamless indoor-outdoor living. The south-west facing garden is bathed in sunlight throughout the day, creating a warm, inviting space ideal for relaxing, entertaining, or enjoying summer evenings.

Upstairs, Bedroom 1 comfortably fits a king-size bed with room to spare, offering a peaceful retreat. Bedroom 2 is perfect for a single bed or an ideal home office, catering to modern, flexible lifestyles.



The bathroom is finished to a high standard, featuring a three-piece suite with bathtub, chrome towel rails, and a stunning marble-style feature wall, adding a touch of sophistication to your daily routine.

Externally, the property benefits from a private driveway for one car, a garage, and ample visitor parking, ensuring convenience for both residents and guests.

Located in Mid Calder, this home is just a short stroll from Mid Calder Primary School, with James Young High School easily accessible by bus or a short drive. Everyday essentials are close at hand with Omnicare Pharmacy located on the High Street, and local dining is well catered for with Khushis and La Vita Viva, two of the area's most popular and well-regarded restaurants. For commuters, the property is ideally located with excellent transport links to both Edinburgh and Glasgow. Livingston South Train Station is nearby, offering regular, direct services to both cities, making this home perfect for those seeking a peaceful setting with easy access to urban centres.

In addition, the Livingston Centre is just a short drive away, offering an extensive range of retail stores, supermarkets, restaurants, cafes, a cinema, and leisure facilities—providing everything you need for shopping, entertainment, and everyday convenience.

8 Ochiltree Crescent offers a perfect blend of space, style, and location, with the added benefit of visitor parking and a garden that truly shines. This is more than just a house—it's an opportunity to create a home tailored to your taste and lifestyle. Early viewing is highly recommended.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Approximate Gross Internal Area = 56.5 sq m / 608 sq ft

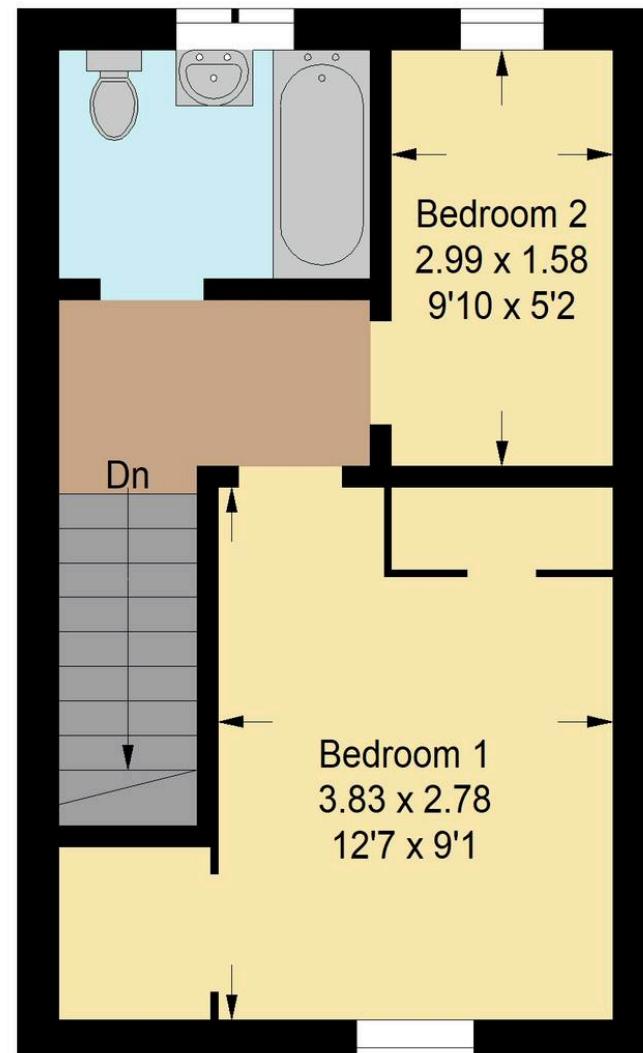
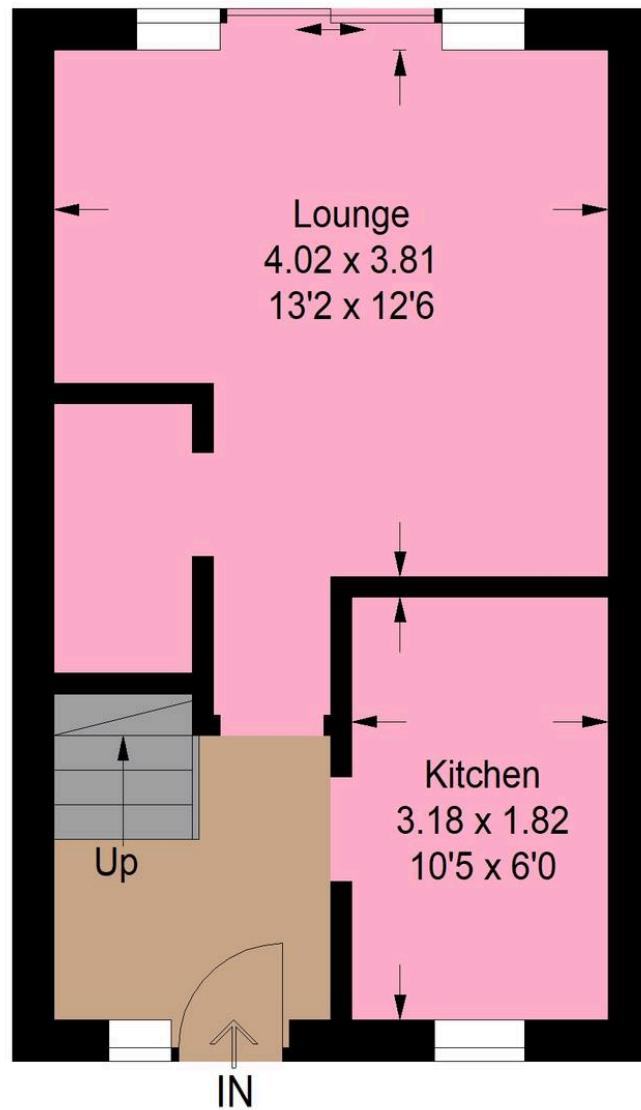


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