

Nestled within the serene confines of Mid Calder, this modern and spacious 1 bedroom semi-detached house offers a perfect blend of comfort and convenience. Situated in a quiet residential area, this fully furnished property presents an ideal opportunity for those seeking a peaceful retreat within easy reach of nearby amenities and transportation hubs.

Upon entering this charming semi-detached house, residents are greeted with a warm and inviting ambience that is sure to make one feel right at home. The cosy double bedroom, complete with built-in storage, provides a tranquil sanctuary for rest and relaxation after a long day. The thoughtful layout of the property ensures that every inch of space is optimally utilised, offering residents a comfortable and functional living environment.

The convenience of a private driveway adds an extra layer of ease to daily living, providing ample space for parking and storage. Those with busy schedules will appreciate the seamless access to transportation links that lead to the bustling hubs of Livingston, Edinburgh, and Glasgow, making commuting a breeze.

Whether you are a young professional, a couple, or a small family, this 1 bedroom semi-detached house caters to a variety of lifestyles and preferences. The tasteful decor and modern furnishings throughout the property exude a sense of style and sophistication, creating an inviting atmosphere that is both comfortable and aesthetically pleasing.

Residents of this property will enjoy the peace and quiet of the residential neighbourhood, while still being within easy reach of local amenities, schools, and recreational facilities. The well-maintained exterior of the house adds to its kerb appeal, making it a charming and attractive place to call home.





In conclusion, this 1 bedroom semi-detached house in Mid Calder is a rare find that combines modern comforts with a tranquil setting. With its convenient location, thoughtful design, and well-appointed features, this property offers a unique opportunity for those seeking a cosy and welcoming place to live. Don't miss your chance to make this house your home and experience the best of suburban living in a thriving community.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Mid Calder is a charming village located in West Lothian, approximately 17 miles west of Edinburgh city centre. Known for its picturesque setting and strong community spirit, the village offers a peaceful, semi-rural lifestyle with easy access to urban amenities. The area boasts good transport links, including nearby rail stations at Livingston and access to the M8 motorway, making commuting to Edinburgh, Glasgow, or nearby business hubs convenient. Mid Calder features local shops, cafes, schools, and recreational facilities, ideal for families, professionals, and retirees alike. Surrounded by scenic countryside and historic landmarks, the village combines a tranquil atmosphere with practical living, making it a popular choice for those seeking a balance between countryside charm and city connectivity.



### Kitchen

12' 9" x 5' 0" (3.88m x 1.52m)

Stylish L-shaped kitchen accessed directly from the front entrance, offers a practical and welcoming layout. Features light wood cabinetry paired with black tiled splashbacks and worktops, the space is both modern and functional. Equipped with an integrated electric oven, four-burner gas hob, and an extraction fan. A freestanding fridge freezer and washing machine are also included in the sale. The South-facing window allows plenty of natural light, and multiple power points provide convenience for all appliances. A discreet under-stairs space offers ideal storage for shoes and home appliances.

### Living Room

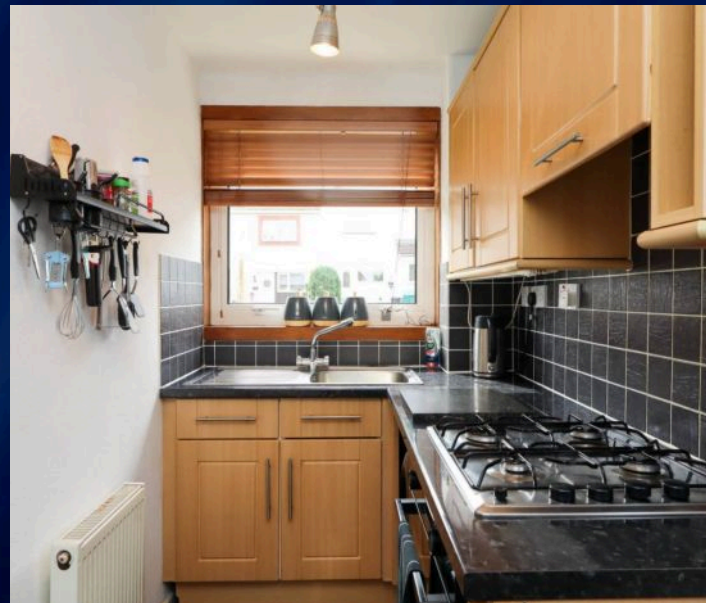
12' 9" x 11' 3" (3.88m x 3.44m)

Bright and inviting living room with a modern finish, ideal for both relaxing and entertaining. Featuring sleek laminate flooring, contemporary lighting, and multiple power points for convenience. A generous window floods the space with natural light, enhancing the room's warm and airy feel. Perfectly suited for a variety of furniture layouts.

### Stairs and Landing

9' 11" x 6' 0" (3.01m x 1.84m)

Carpeted stairs and upper landing offer a comfortable transition between floors, complemented by a large window that fills the space with natural light. The landing provides access to all upper rooms as well as a convenient loft hatch, offering potential for additional storage or future development.





## Bedroom

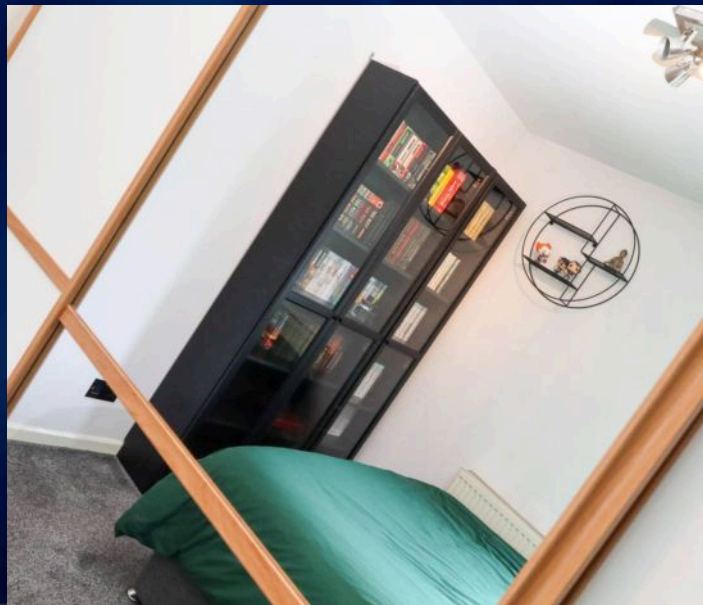
11' 9" x 9' 7" (3.57m x 2.93m)

Bright and well-proportioned double bedroom featuring a south-facing window that allows natural sunlight to fill the space. Finished with a soft carpeted floor and equipped with multiple power points for convenience. A generous triple wardrobe provides excellent built-in storage, making this the perfect single-bedroom retreat for comfortable, low-maintenance living.

## Bathroom

6' 8" x 6' 7" (2.04m x 2.00m)

Modern three-piece bathroom, fully tiled throughout and finished in a timeless neutral colour scheme. Features a full-size bath with an overhead shower, ideal for both quick routines and relaxing soaks. A reasonably sized privacy-glass window allows for natural light while maintaining discretion. The space is complemented by a sleek chrome towel radiator, offering both warmth and a contemporary finish. A stylish and practical bathroom designed for everyday comfort.





FLOOR 1



GROSS INTERNAL AREA  
FLOOR 1 19.7 m<sup>2</sup> FLOOR 2 19.1 m<sup>2</sup>  
TOTAL: 38.8 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA  
FLOOR 1 19.7 m<sup>2</sup> FLOOR 2 19.1 m<sup>2</sup>  
TOTAL: 38.8 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.











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