



62, Maryfield Park, Mid Calder, EH53 0SE

RE/MAX Property

****A Fabulous Opportunity to own a Wonderful Ground Floor Property****

This wonderful lower villa is located in the heart of Mid Calder, offering easy access to the town's shopping centre and the A71. Ideal for a first time buyer, investor or downsizer. Sharon Campbell and RE/MAX Property are delighted to present this spacious one bed home to the market in Maryfield Park, Mid Calder, EH53 0SE.

The property comprises of:

Entrance Vestibule

Lounge

Kitchen

Double Bedroom

Bathroom

Gardens

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

An inviting welcome to the property features a pathway edged with grass and some planting, offering a practical and tidy outdoor space.

Entrance Vestibule

A bright and welcoming area where the modern décor begins with white painted walls and grey wood-effect laminate flooring. The space is enhanced by natural light coming through the part-glazed UVPC front door, which features stained glass. It offers a practical area for coats and shoes before stepping into the main living areas of the home. A recessed utility cupboard, a smoke alarm and a ceiling light complete this area.

Lounge

4.63m x 3.25m (15'02" x 10'08")

A 15-panel glazed door leads through to this versatile room, with windows to the front of the property, allowing in plenty of natural light. Decorated with grey wood effect laminate to the floor and painted walls with one feature wall.

A ceiling light provides ample illumination, with a smoke alarm and power points also provided.

Kitchen

3.53m x 1.74m (11'07" x 05'09")

The bright and well-lit room, features stylish half-height wood panelling to the walls, plus half painted walls and tiled splashbacks. The grey wood effect laminate to the floor blends well with the grey fronted wall and floor mounted units with co-ordinating worksurface. A stainless-steel sink with a mixer tap and drainer. The four-ring electric hob, cooker hood and integrated electric oven will be included in the sale. There is space for an upright fridge-freezer and a washing machine. A rear facing window and door allow in lots of natural light and provide access to the garden. Ceiling lighting, a radiator, power points and a heat detector are all supplied.

Rear Hallway

Featuring two spacious, full-height cupboards, this area is very useful. The contemporary décor flows through with grey laminate flooring and white painted walls. A ceiling light and a smoke detector finish this area.

Double Bedroom

3.46m x 2.74m (11'04" x 09'00")

This delightful room features painted walls, with one feature wall and grey laminate to the floor, offering a neutral and inviting space. A window to the rear of the property brings in natural light, while a ceiling light adds further brightness. An exceptionally deep built in wardrobe provides an abundance of storage space. A radiator and power points are also supplied.

Bathroom

1.94m x 1.42m (06'04" x 04'08")

This modern room features grey laminate flooring, sleek white panelling and white painted walls. The suite comprises of a white bath with a wall mounted electric shower above, a white close coupled toilet and a white pedestal sink. A glazed window to the side of the property allows natural light to brighten the space, while recessed ceiling downlights provide additional illumination. Cleverly designed storage areas and a black ladder radiator are included.

Rear Garden

The large garden area features a grey decked area plus some planted flower beds. There is a paved area and an area finished with white stones, with fencing all round to provide a secure area. The wooden shed will be included in the sale.

Additional Items

All fitted floor coverings, kitchen items mentioned, the garden shed, 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 Sharon Campbell direct on 07960996670.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555.

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 direct on 07960 996670.

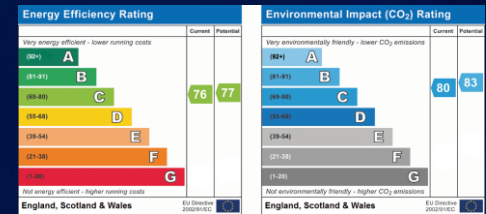
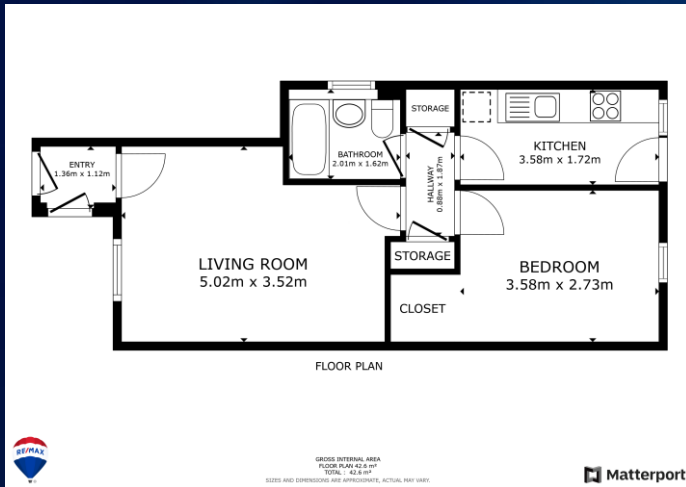
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