



REMAX PROPERTY



113 Maryfield Park, Mid Calder, EH53 0SE



Presented in true walk in condition, this beautifully appointed two bedroom terraced home effortlessly combines modern style with everyday comfort. Immaculately decorated throughout, it offers a warm and inviting living space, ideal for first time buyers, professionals, or those seeking to downsize. The property further benefits from a private, low maintenance garden, as well as convenient parking.

Lorna MacDonald and RE/MAX Property are delighted to present this exceptional home, set within the highly sought-after Maryfield Park development in Mid Calder.

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 property boasts an attractive and welcoming frontage, thoughtfully landscaped with decorative stones and a paved pathway leading to the front door, creating a charming first impression. The area is fully enclosed by fencing, with a gate providing convenient access. Parking can be found to the side and rear of the property.

Entrance Vestibule

The home opens into a bright and welcoming vestibule, accessed via a modern partially glazed upvc front door. The space is tastefully finished with white décor and wood effect vinyl flooring, creating a polished and contemporary first impression. A ceiling light and randle window to the front complete this practical entrance area.

Lounge

4.698m x 3.576m (15'04" x 11'08")

This inviting room boasts grey painted walls and laminate flooring, creating a stylish and contemporary atmosphere. A large front facing window floods the space with natural light, while a ceiling light ensures a bright and welcoming ambience throughout the day. Completing the room are power points, a radiator, and a smoke detector.

Kitchen

3.576m x 2.388m (11'08" x 7'10")

This thoughtfully designed kitchen strikes the perfect balance between style and practicality. It offers an excellent range of wall and floor mounted units with sleek white gloss fronts, beautifully complemented by wood effect work surfaces and a tiled splashback, creating a clean, contemporary finish. White painted walls and wood effect laminate flooring further enhance the bright, modern feel.

The kitchen is well equipped with an eye level oven, four ring gas hob, stainless steel extractor hood, dishwasher, washing machine, and a tall fridge freezer, all included in the sale. A black sink with drainer and mixer tap is positioned beneath a rear facing window, allowing natural light into the space, while a part glazed upvc door adds to the airy feel and provides access outside. Downlights and under cabinet lighting create a warm, inviting ambience, and power points finish the room.

Stairs and Landing

The décor flows seamlessly with carpeted stairs and landing, complemented by grey painted walls. There is a cupboard, great for storage space. Finishing touches include downlights, a smoke detector and an attic hatch.

Primary Bedroom

2.975m x 2.619m (9'09" x 8'07")

This charming room features white and green painted walls and cosy carpeted 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 downlights for additional illumination. The room is equipped with a radiator and power points for comfort and convenience.

Bedroom Two

2.085m x 3.577m (6'10" x 11'08")

This great second bedroom is tastefully finished with fresh white painted walls and carpeted flooring, creating a warm and inviting ambiance. A rear facing window allows natural light to flood the room, complemented by downlights for a bright and airy feel. The room is further equipped with power points and a radiator.

Shower Room

1.937m x 1.661m (6'04" x 5'05")

This stylish shower room effortlessly blends practicality with elegant design, featuring cream tiled flooring and neutral wall tiling for a clean, low maintenance finish. The contemporary white suite includes a spacious shower enclosure with wet wall panelling, complete with a mains waterfall shower and separate handheld attachment for added convenience. A sleek vanity unit with integrated sink and a back to wall toilet enhance both functionality and modern appeal. Finishing touches include a chrome towel radiator, recessed downlighting, and an extractor fan, creating a bright and comfortable space.

Rear Garden

This private rear garden provides a low-maintenance and versatile outdoor space, ideal for relaxing, dining, or entertaining. Fully paved and enclosed by fencing with a convenient rear gate, it offers both privacy and security. Designed for ease and enjoyment, this charming garden creates a peaceful retreat where you can unwind and savour the outdoors in comfort and style. Parking can be found to the rear.

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

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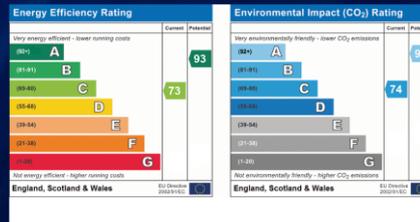
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