



59 Caroline Park

Mid Calder, Livingston, EH53 0SJ

Offers over £192,000



Nestled within a desirable and rarely available location in the sought after village of Mid Calder, this extended 2 bedroom terraced property offers a wonderful home for first-time buyers, small families, or those looking to downsize. Caroline Park is a peaceful residential area that is within easy reach of local amenities, a primary school and excellent transport links. Nearby Livingston offers a vast choice of shopping and recreational facilities alongside a rail link and easy access to the M8 motorway network for travel to Edinburgh and Glasgow. Excellent walking routes and parklands such as nearby Almondell Country Park are perfect for those keen to explore the surrounding area with children or furry friends.



Client Comments

“We have loved living here in Caroline Park for nearly 5 years. It is a peaceful and quiet area and the neighbours are very friendly. It’s surrounded by woodlands all around which our dog and us have thoroughly enjoyed walking. Mid Calder village is a stones-throw away and has such a lovely sense of community. And with the Livingston Centre so near-by, we were never short on things to do.”

Description

The accommodation is tastefully decorated and finished to a high standard throughout, making the home a perfect turn-key purchase. The bright living room is a comfortable space to relax and unwind, whilst a modern fitted kitchen features an impressive selection of storage cabinets and integrated appliances. A well-designed rear extension offers a versatile space for dining and entertaining, with French doors giving direct access to the rear garden for seamless indoor-outdoor living. Upstairs, you are treated to 2 double bedrooms, both featuring built-in storage whilst a modern family bathroom is fitted with a white 3 piece suite and stylish tiling. Externally, the property enjoys a fully enclosed rear garden, designed for low maintenance with a mix of patio and artificial lawn areas, ideal for outdoor dining and relaxing. On-street and visitor parking is available nearby with a bus stop found close to the entrance to the street.

Location

Mid Calder is a sought after village on the outskirts of Livingston and well placed for those commuting for work, with easy access to both the A71 and M8 available nearby. Rail links at Kirknewton and Livingston South are also easily accessible whilst a regular bus service is in operation in the region. Local convenience stores and independent shops along with traditional pubs and restaurants cater to the local community and visitors with further leisure and shopping facilities available in nearby Livingston. Almondell Country Park is also within easy reach offering nature walks and providing excellent views of the surrounding area.

Living Room 15'4" x 12'11" (4.68m x 3.95m)

Kitchen 15'4" x 8'8" (4.68m x 2.65m)

Dining Room 13'0" x 9'3" (3.97m x 2.83m)

Bedroom 1 12'2" x 9'7" (3.72m x 2.93m)

Bedroom 2 9'2" x 8'0" (2.81m x 2.45m)

Bathroom 6'8" x 6'0" (2.04m x 1.85m)

Extras

All blinds, light fittings, carpets, fridge, freezer and washing machine included in the sale.

Key Info

Home Report Valuation: £195,000

Total Floor Area: 78m2 (840 ft2)

Parking: On-Street

Heating System: Gas

Council Tax: C - £1880.75 per year

EPC: C

Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

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Area Map



Floor Plans



Energy Efficiency Graph

