



DESCRIPTION

Ideal Investment Or First Time Purchase

This one bedroom ground floor apartment is located in an ideal residential area and close to all local amenities. It benefits from allocated parking and private garden.

The property compromises of:

- *Entrance Vestibule
- *Bright Spacious Lounge
- *Fully fitted kitchen
- *Family bathroom with overhead shower
- *Primary bedroom with storage space
- *Allocated parking space
- *Private rear garden

Property sold as seen.

Viewings by Appointment with Gibson Estate Agents 01506 414568



LOCATION

The family-friendly village of Mid Calder offers a semi-rural lifestyle that allows residents to feel as though they can experience country living, yet enjoy the convenience of being under 4 miles (less than 10 minutes' drive) from the thriving amenities and leisure facilities of the town of Livingston, which is home to large-scale shopping parks like the Livingston Designer Outlet and The Centre. Situated by the banks of the River Almond, it is a picturesque village that has a rich history dating back to the eleventh century. Flanked by the River Almond, vibrant countryside, and rich woodlands, the area also boasts a wealth of outdoor walks and opportunities, such as cycling. It has a convenient location for commuters too, under 15 miles from Edinburgh, with Livingston South and Kirknewton train stations just a short drive away, providing fast rail links to Edinburgh and Glasgow. The A71 and the M8 motorway are both nearby, allowing easy travel across the central belt, into the capital, and further beyond. Primary schooling is provided locally at the well-regarded Mid Calder Primary School, with secondary education available in West Calder and Livingston.

