



Floor 0



Floor 1

Approximate total area⁽¹⁾
1030.21 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



36 Braeside Park
Mid Calder, EH53 0SN

DESCRIPTION

Fabulous 3 bedroom detached villa.

This stunning property is tucked away in a family friendly estate featuring a well maintained private rear garden and driveway for multiple cars. The home showcases a good flow with ample living space both inside and out.

Early internal viewing is highly recommended.

The property comprises of:

- Entrance hallway
- Ground floor WC
- Spacious open plan lounge/diner with doors to garden
- Modern fitted kitchen
- Utility room
- Primary bedroom with en-suite
- Bedroom 2/3 with fitted wardrobes
- Family bathroom
- Driveway to garage

Viewing 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.

