



1 New Calder Mill Road, Mid Calder

Offers Over **£400,000**



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Mid Calder

Step into luxury with this breath-taking 4-bedroom detached home in Livingston, crafted by Robertson Homes in 2017 and showcasing the elegant "Ivory Garden Room" design. Formerly an ex show home, this property is adorned with premium upgrades, delivering a superior living experience. From the moment you arrive, you'll be captivated by its striking exterior, spacious interiors, and premium location. This home is a true standout, offering everything you need and more.

From the moment you enter, you are greeted by a bright and elegant hallway, setting the tone for this stunning home. The spacious lounge is warm and inviting, with neutral decor and large windows that flood the room with natural light. French doors lead you effortlessly into the second reception room, which is equally impressive and versatile—ideal for a home office, playroom, or additional living space.

The stylish kitchen is a chef's dream, boasting dark oak-effect cabinetry complemented by pristine white worktops. Equipped with top-of-the-line integrated appliances, including a double oven, dishwasher, and fridge/freezer, it offers all the functionality you could need. Generously sized, the kitchen provides ample storage and worktop space, seamlessly flowing into the rear dining room for a truly open and inviting feel.

To the rear of the property, the stunning dining room features a showstopping cathedral floor-to-ceiling window, flooding the space with light and adding a sense of grandeur. French doors lead out to the private west-facing garden, creating a seamless connection between indoor and outdoor living. This room also boasts high ceilings, adding further character and charm to this already remarkable property.



Completing the ground floor are a stylish W/C and a well-appointed utility room, both contributing to the home's effortless functionality.

Upstairs, you'll find four beautifully proportioned double bedrooms. Bedroom one is a standout, with a stylish feature wall, a sleek ensuite shower room and built-in wardrobes. Bedroom two features a Jack and Jill bathroom shared with bedroom three. Bedroom three is equally impressive, with triple mirror built-in wardrobes, providing plenty of storage. Bedroom four is currently designed as a luxurious walk-in dressing room, offering ample space for your wardrobe and accessories. The large family bathroom is a stunning space, with neutral tiles, a relaxing bathtub, and a handheld shower, offering both functionality and elegance to complete the upper floor.

Stepping outside, the west-facing rear garden is a private sanctuary that elevates this home even further. Perfect for both family gatherings and entertaining, it boasts a low-maintenance artificial lawn, a garden shed for added storage, and a raised patio area ideal for summer evenings. With access to the front of the home, this outdoor space is as functional as it is beautiful.

Situated in an enviable location, this home offers both peace and convenience. Just a short drive from Livingston Shopping Centre and Livingston South Train Station, and with easy access to the M8 and A71, you're perfectly positioned for both local amenities and commuting. Nature lovers will appreciate the nearby Almondell and Calderwood Country Park, offering picturesque walks and a tranquil escape from the hustle and bustle.



This home is more than just a place to live; it's a lifestyle. With its exceptional design, premium finishes, and unbeatable location, it's truly a dream home that offers everything you could ever desire—and so much more!

Council Tax band: G

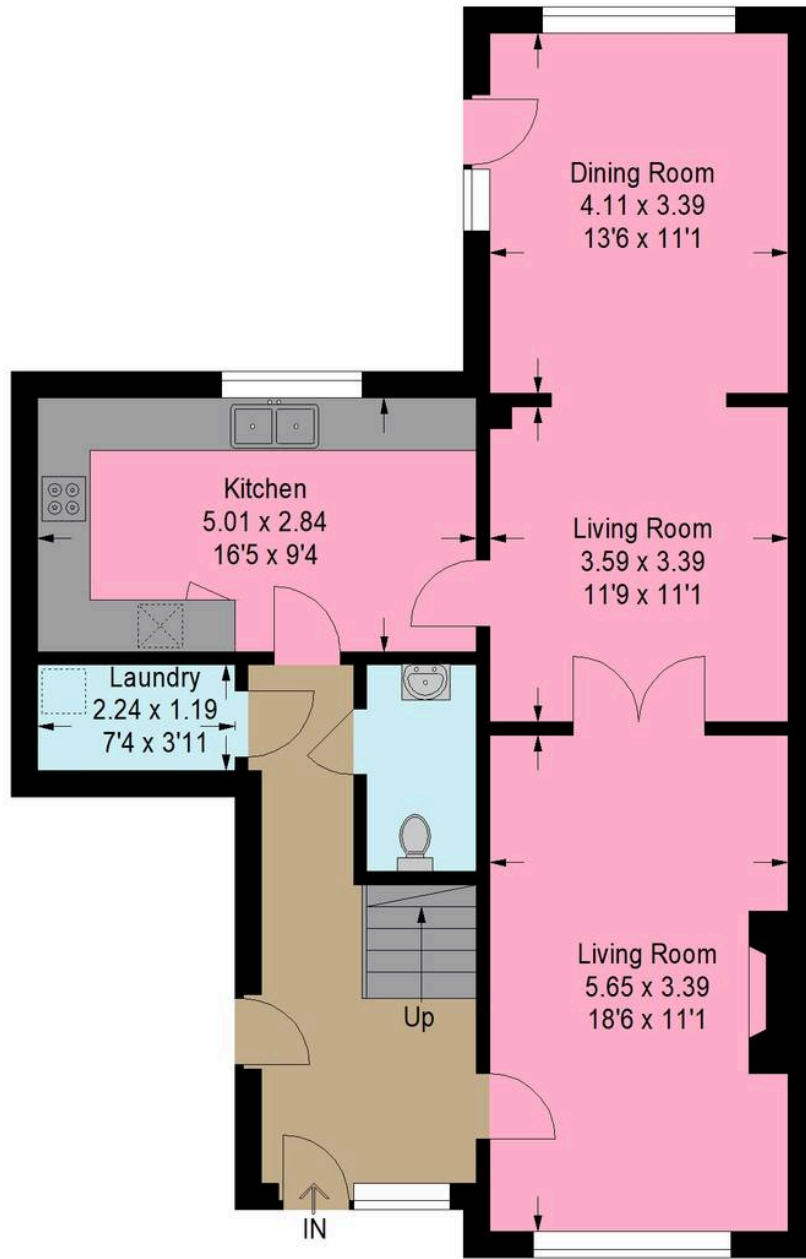
Tenure: Leasehold

EPC Energy Efficiency Rating: B

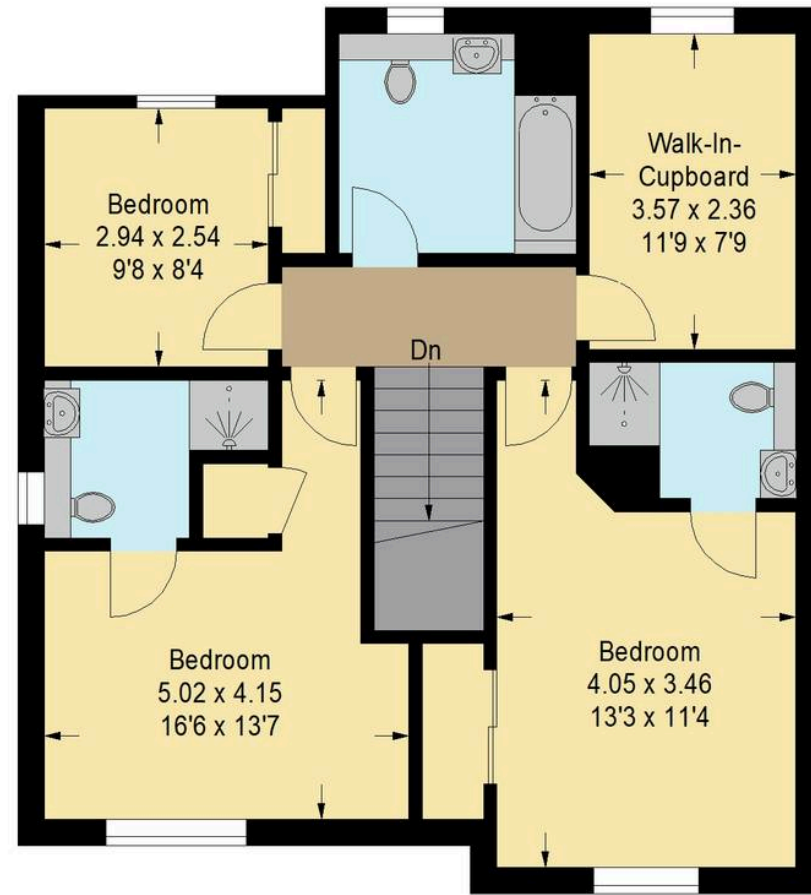
EPC Environmental Impact Rating: C



Approximate Gross Internal Area = 155.6 sq m / 1675 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1161840 / Ref:89872)



Bridges Properties

94 West Main Street, Whitburn - EH47 0QU

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

