



17 Ochiltree Crescent, Mid Calder

Offers Over £150,000





## 17 Ochiltree Crescent Mid Calder

Welcome to 17 Ochiltree Crescent, a well maintained and thoughtfully designed two bedroom mid terrace home, ideally positioned in the highly sought after village of Mid Calder. With a double driveway, landscaped rear garden, and a bright, modern interior, this home is perfect for those seeking both comfort and convenience in a peaceful yet well connected setting.

Upon entering, you're welcomed into a bright hallway that leads into a stylish kitchen at the front of the home. Finished with sleek white gloss cabinetry and wood effect worktops, the kitchen offers excellent storage and plenty of space for appliances including a gas cooker, fridge freezer, washing machine, and dishwasher. The layout is both functional and attractive, ideal for everyday living.

To the rear, the spacious lounge provides a warm and inviting atmosphere with room for a large sofa, additional freestanding storage, or even a compact dining setup. A large window and a rear door overlook the private, enclosed garden, allowing for natural light to flow through the space. Under stair storage further adds to the practicality of this room.

Upstairs, the principal bedroom is a generous double, easily accommodating a king size bed along with space for bedside tables and wardrobes. It also benefits from a deep built in cupboard currently used as a wardrobe, providing excellent storage.

The second bedroom offers flexibility to suit your needs, whether as a single bedroom, nursery, walk in wardrobe, or home office. Its size and layout make it easy to tailor to different lifestyles. The bathroom has been upgraded in a contemporary style and features a three piece suite including a bathtub with overhead shower, a chrome towel rail, and a modern white gloss sink with chrome tap. Textured tiling and clean finishes give the space a fresh and modern look.





The rear garden has been fully landscaped and designed for low maintenance. Its long layout offers ample room for outdoor seating and entertaining, with a raised decking area at the back that enjoys the sun throughout the day, perfect for hosting or relaxing. The property also benefits from a private two car driveway to the front and plenty of visitor parking nearby, ensuring ease for both residents and guests. Location wise, 17 Ochiltree Crescent is ideally placed just a short stroll from the heart of Mid Calder, a charming village known for its welcoming community and excellent amenities. Nearby, you'll find popular restaurants such as Khushis and La Vita Viva, a local pharmacy and independent shops, all within easy walking distance.

The home is also perfectly positioned for commuters, offering convenient road links to the A71 and regular train services to both Edinburgh and Glasgow from nearby Livingston South Station. For added travel flexibility, Uphall Station and Livingston South Station are also just a short drive away. Families will appreciate the proximity to local schooling, with Mid Calder Primary School just a short walk away and James Young High School easily accessible by car or bus.

For those who enjoy the outdoors, scenic green spaces such as Sommers Park Trail and Almondell Country Park are close by, offering peaceful walking routes, woodland views, and excellent spots for weekend adventures or dog walks. With additional supermarkets including Morrisons, Aldi, Sainsbury's, and Asda just a short drive away, day-to-day essentials are always within easy reach. The nearby Livingston Centre also offers a vast selection of high-street shops, restaurants, cafés, and leisure facilities for all your retail and entertainment needs.

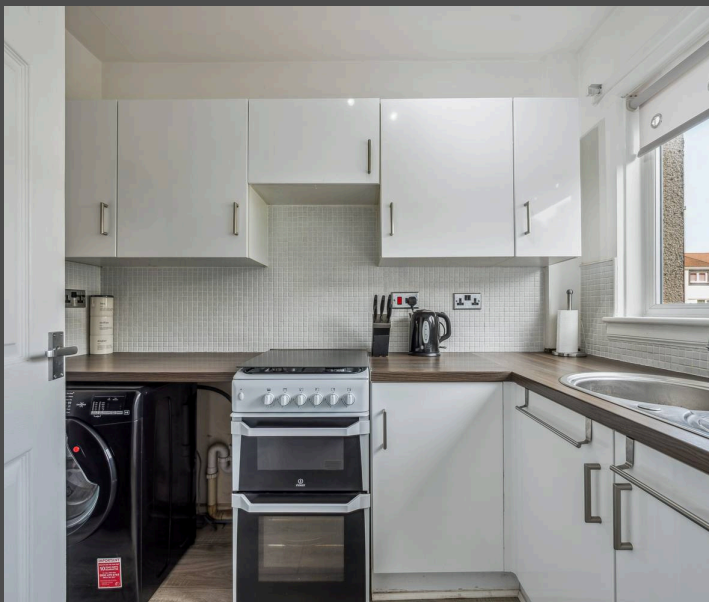
Combining convenience, strong local amenities, and a peaceful setting, 17 Ochiltree Crescent is a wonderful opportunity to join a well-established and well-connected community.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

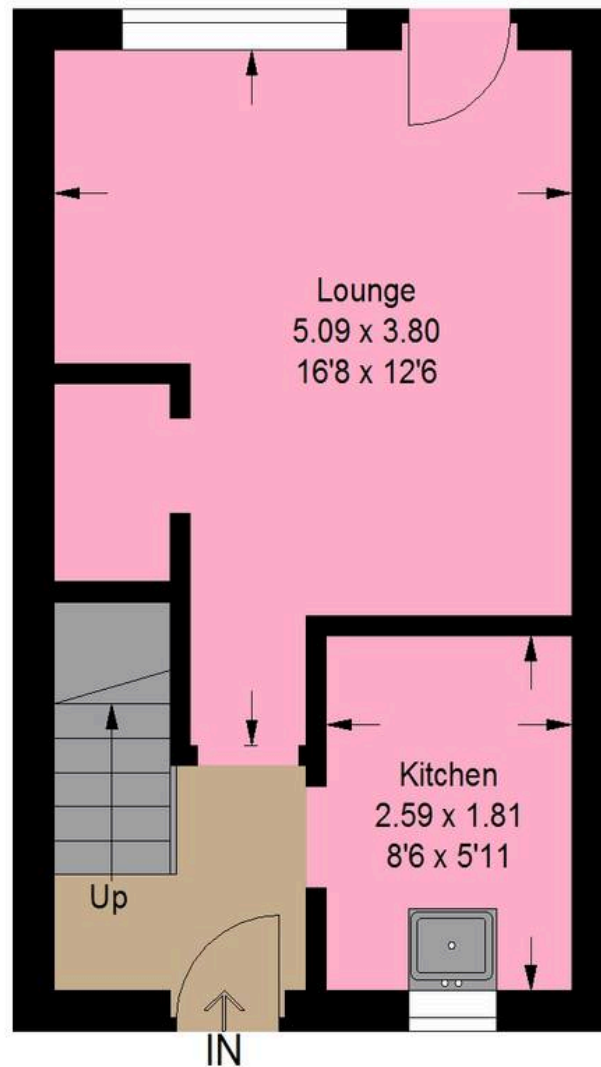




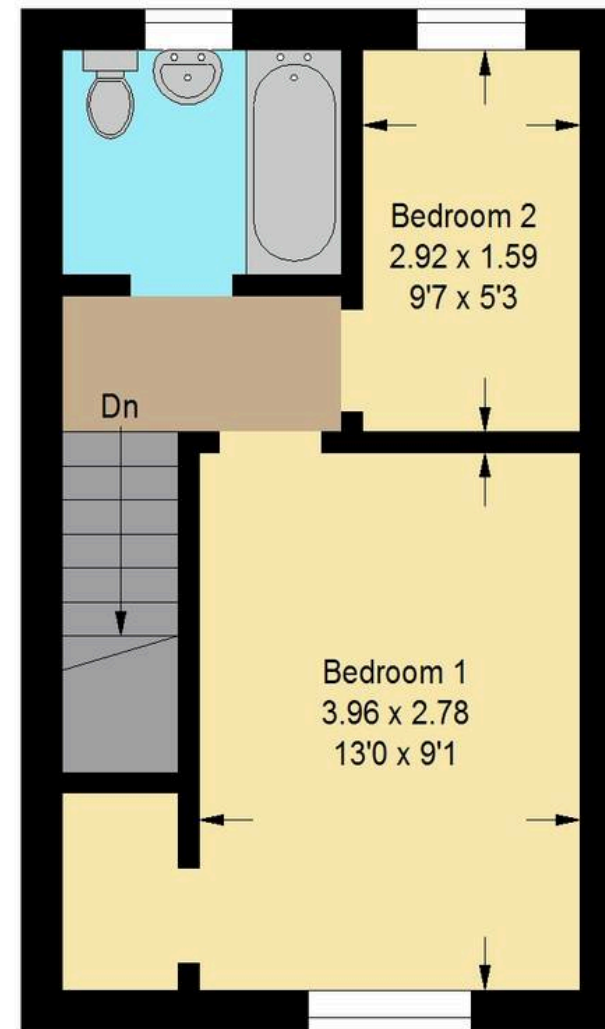




Approximate Gross Internal Area = 52.8 sq m / 568 sq ft



**Ground Floor**



**First Floor**

Illustration For Identification Purposes Only.  
Not To Scale (ID:1209703 / Ref:90721)





## Bridges Properties

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