



RE/MAX PROPERTY



**48 Bishops Park, Mid Calder,
West Lothian, EH53 0SS**



Set in the tranquil location of Mid Calder, this delightful property has an amazing locale with trees and an open grassed area close by. Upgraded to a high standard, throughout, this property is in walk-in condition. Situated in the highly sought-after conservation town of Mid Calder, which retains its unique village atmosphere, with a great sense of community is ideally placed for the commuter. It has easy access to the A71 and Edinburgh bypass and the M8 and the M9 network. The closest railway links are at Kirknewton or Livingston South; a regular bus service operates to Livingston and Edinburgh from the village and Edinburgh Airport is only 10 miles away. The local amenities include a village shop, a pharmacy, hairdressers, takeaways, restaurants, butchers, community hall, bowling club and public houses as well as play parks, with a new pharmacy. The Almondell and Calderwood Country Park and Cunnigar Park are easily accessible. The local school is at Mid Calder primary which also houses the local nursery and the catchment secondary school is at West Calder High. The adjacent village of East Calder provides a health centre, a library, a pharmacy, a bowling club and a sports complex. Livingston town centre can be easily accessed on foot and has a more extensive range of shopping and other facilities.

Front Garden

The welcoming approach has been finished with a mono-blocked driveway, providing off road parking. A pathway leads to the front door and there is a grassed area and some planting.

Entrance Vestibule 1.318m x 1.212m (04'03" x 03'11")

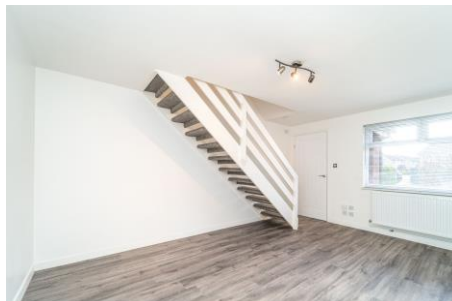
Entry to this inviting vestibule is through a UPVC door with feature glazing, with the addition of a side window, all bringing in natural light. The modern décor begins with white painted walls and grey laminate to the floor. A utility cupboard and a ceiling light complete this area.

Dining Lounge 4.676m x 3.576m (15'04" x 11'08")

This lovely room has been recently decorated with white painted walls and grey laminate to the floor. A large window to the front of the property allows in natural light, being further enhanced by a ceiling lighting. A radiator, a smoke detector, a television aerial socket, a telephone socket and power points are also provided.

Breakfasting Kitchen 3.554m x 2.413m (11'07" x 07'11")

This superb room has been recently upgraded and features several wall and floor mounted units with white frontages and complimentary work surfaces blending with the same upstands. The integrated electric oven, four induction hob, cooker hood and washing machine will all be included in the sale. There is space for a fridge-freezer and a breakfasting table and chairs. Decorated with white painted walls and tiled flooring, with a white sink with mixer tap and drainer. Natural light enters through a window and a fully glazed door, leading to the rear garden. A radiator, a ceiling light, a heat detector and power points to complete this room.



Stairs and Landing

The modern décor continues with grey carpeted stairs leading to the carpeted landing, with the white walls continuing the contemporary feel. There is access to the attic, a smoke detector and a ceiling light all included.

Main Double Bedroom 3.851m x 2.633m (11'09" x 08'07")

This immaculate room has white painted walls and a sumptuous carpet to the floor. A window to the rear of the property allows in natural light and there is a ceiling light. An integrated cupboard houses the boiler and provides storage space. A radiator and power points are also supplied.

Second Double Bedroom 2.943m x 2.624m (09'07" x 08'07")

This bright room has been finished with white painted walls and a grey carpet to the floor, continuing the contemporary feel. The window to the front of the property allows in natural light and this is further complemented by a ceiling lighting. A built-in cupboard provides storage space. There are power points and a radiator to finish the room.

Bathroom 1.936m x 1.665m (06'04" x 05'05")

This stunning bathroom has tiling to the walls and grey laminate to the floor. The modern white suite comprises of a wall mounted shower over a white bath, a white back to wall toilet and a white inset sink. Recessed ceiling downlights, a wall mirror, an extractor fan and a white ladder radiator are also provided.

Rear Garden

A private retreat has been finished with some paving and a grassed area. Currently in need of some TLC, this garden would make an ideal place to relax and entertain, with fencing on all sides.

Additional Items

Tenure: Freehold. Council Tax Band: B.

All fitted floor coverings, window coverings and the kitchen items mentioned are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

OFFERS

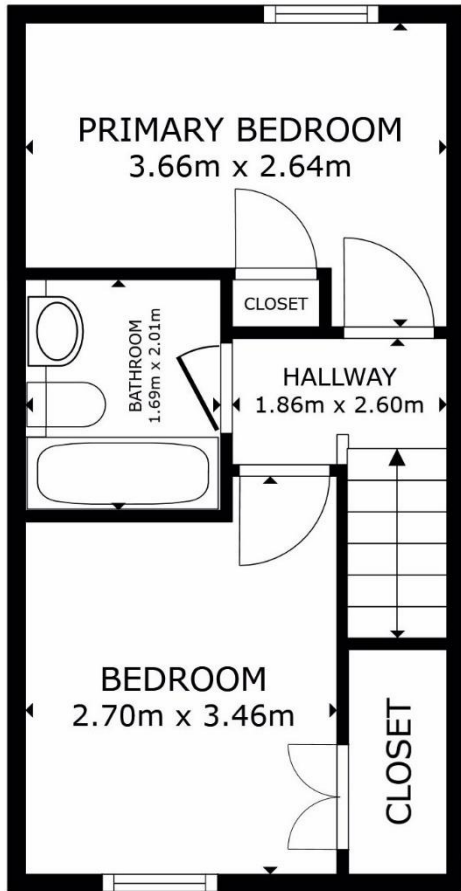
All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

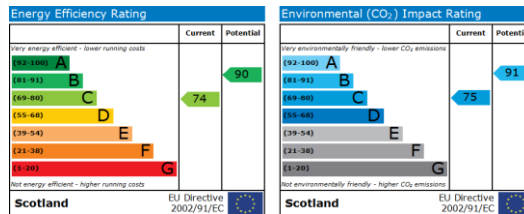
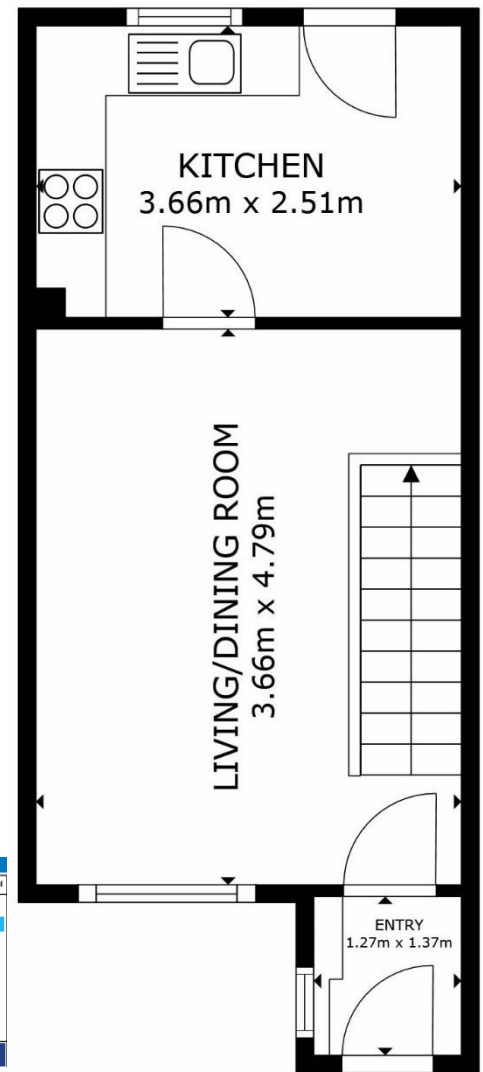
It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.







Sharon Campbell
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