



17 Kennedie Park, Mid Calder

In Excess of £350,000





\*Large Desirable extended property\*

Carol Lawton and RE/MAX Property proudly present this fabulous detached four double bedroom house located in Kennedie Park, Mid Calder, West Lothian, EH53 0RG. The property boasts an Entrance Hallway, Open plan extended Lounge, Kitchen, Dining area, clockroom w/c, Family Bathroom, En-Suite Shower Room, 4 Double Bedrooms, Garage, Gardens, Driveway, Gas Central Heating (GCH), and fully Double Glazing (DG). Situated in the sought-after area of Mid Calder, this spacious property reflects the care and attention of its current owners. Tucked away in a peaceful cul-de-sac, this 4-bedroom home is in impeccable, move-in condition. The property includes a delightful garden with an open-plan extension, adding a generous living space ideal for modern family living.

Freehold Property

Council Tax Band: F

Factor Fee: N/A

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Mid Calder is a popular village, with a great sense of community. 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



### Vestbule

6' 1" x 5' 1" (1.86m x 1.54m)

A welcoming entrance with tiled flooring, a central spotlight, and a side-view window. This space is ideal for storing coats, jackets, boots, and shoes, providing easy access into the main hall.

### Entrance Hall

A welcoming hallway with plush carpet flooring, a radiator, and a central light fixture. The UPVC door provides access to the lounge, kitchen, bedroom 4 (currently used as an office), cloakroom W/C, and the upper level, ensuring convenient circulation throughout the home.

### Bedroom Four / Office

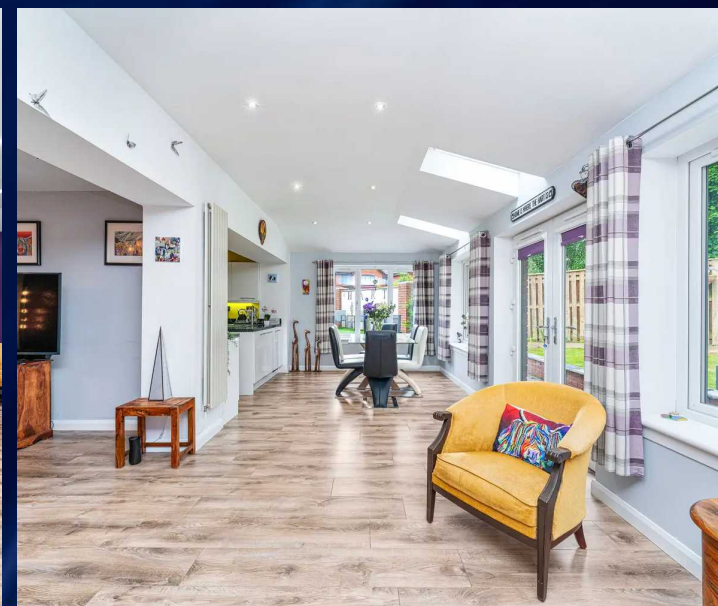
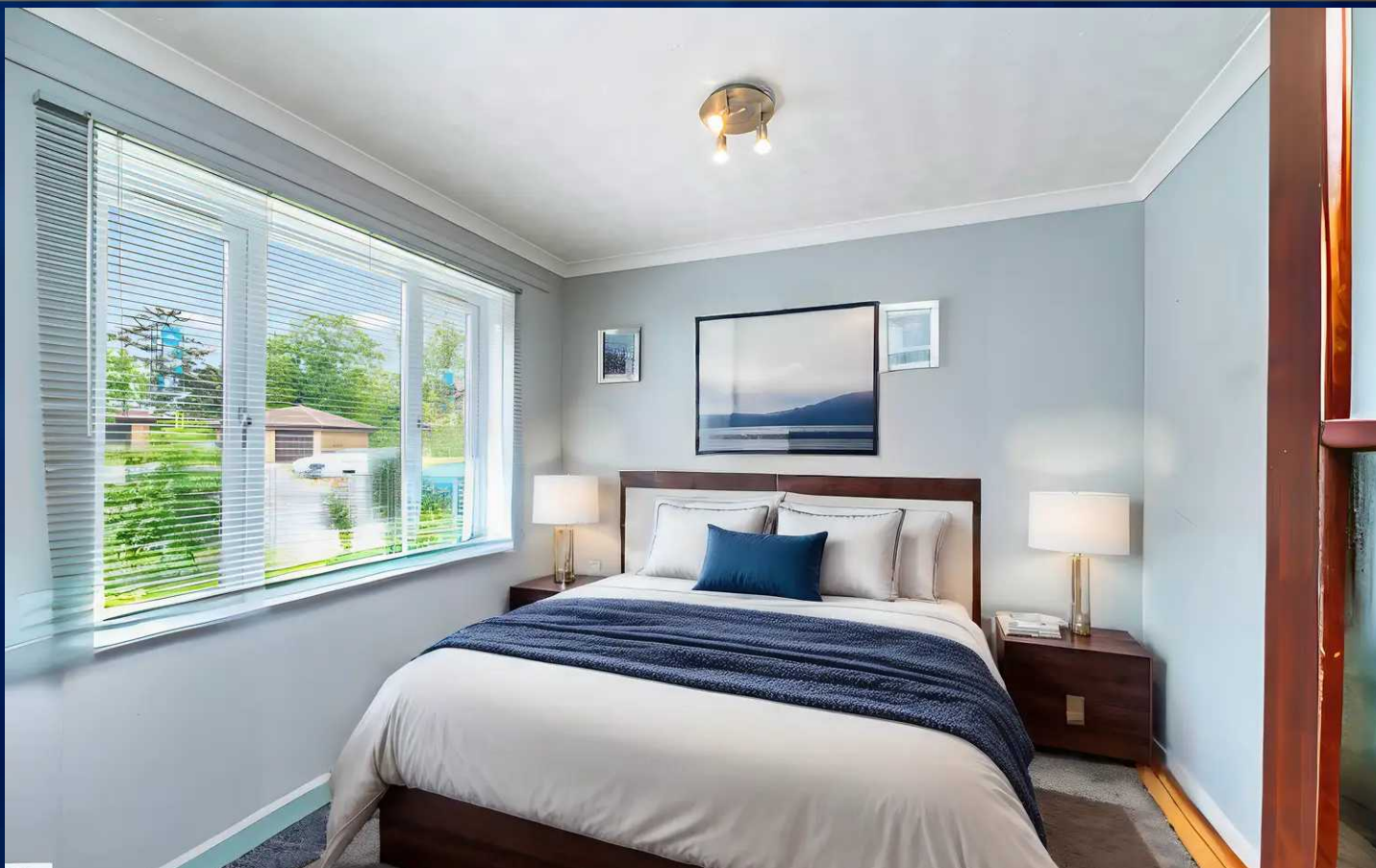
9' 6" x 9' 3" (2.90m x 2.83m)

Bedroom four, currently used as an office space, is a lovely bright room featuring a large window that overlooks the front gardens. It is equipped with comfortable carpet flooring, a radiator for warmth, and centered spotlights that provide ample lighting.

### Lounge

25' 2" x 24' 11" (7.68m x 7.60m)

This beautiful, large open-plan space serves as a multifunctional family area that seamlessly extends into a spacious extension. It exudes a bright and airy atmosphere, creating a flowing connection to the family dining and kitchen area. The room features laminate flooring and is bathed in natural light from three sets of large double windows and a lovely French door leading to the rear garden. Additional brightness comes from Velux windows overhead. Modern vertical radiators are complemented by a mixture of spotlights and central lights, enhancing the versatility of the space for various living needs.





### **Kitchen**

11' 0" x 11' 6" (3.36m x 3.51m)

This modern kitchen exudes charm with its vertical radiator and wood laminate effect flooring. The spotlight ceiling enhances its contemporary feel, seamlessly blending into the open-plan living space. The kitchen is well-equipped with integrated double ovens along with ample space for a freestanding washing machine, fridge, and freezer. A gas hob and extractor fan are also featured, complementing the modern composite sink with a stylish mixer tap.

### **Cloak room w/c**

7' 6" x 2' 10" (2.28m x 0.87m)

This convenient cloakroom W/C features a modern sink and toilet, complemented by vinyl tile-effect flooring for easy maintenance. It includes a radiator for comfort, a central light fixture for ample illumination, and a side-view window that brings in natural light, making it a functional and pleasant space.

### **Family Bathroom**

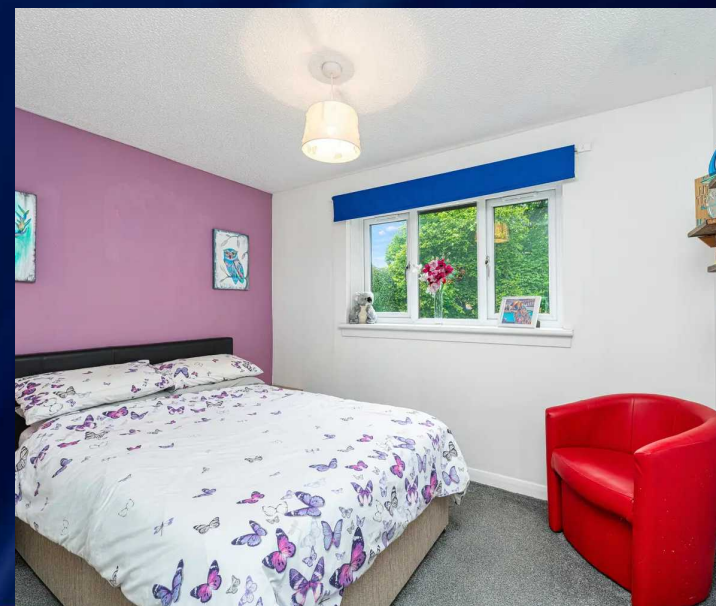
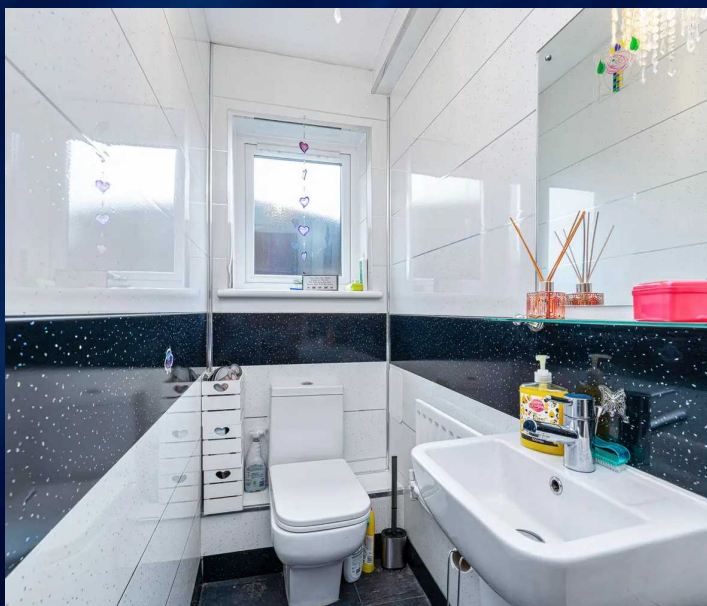
9' 2" x 6' 9" (2.80m x 2.05m)

This modern four-piece bathroom exudes elegance with a beautiful freestanding bath on elevated flooring, surrounded by tiled walls. It features a contemporary sink with a mixer tap, complemented by a walk-in glass shower cubicle with an electric shower. The bathroom includes feature floor lighting and real wood flooring, adding a touch of luxury. A radiator provides warmth, while the spotlight ceiling and front-facing window ensure ample natural light, creating a serene and stylish bathing environment.

### **Bedroom Three**

9' 1" x 10' 8" (2.76m x 3.24m)

This generously sized double room boasts double fitted wardrobes, comfortable carpet flooring, a central light fixture, and a radiator for added warmth. It offers picturesque views overlooking the rear garden, adding to its appeal and tranquility.





### Bedroom Two

10' 0" x 9' 7" (3.05m x 2.93m)

Bedroom two is a spacious double room featuring a walk-in wardrobe with ample shelving space, perfect for organizing media equipment. The room is carpeted for comfort and includes a central light fixture, radiator for warmth, and views overlooking the rear garden.

### Bedroom One

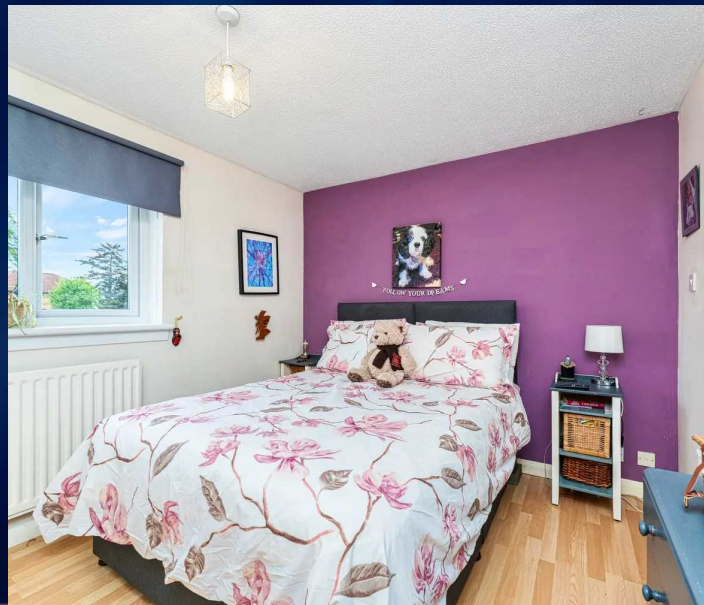
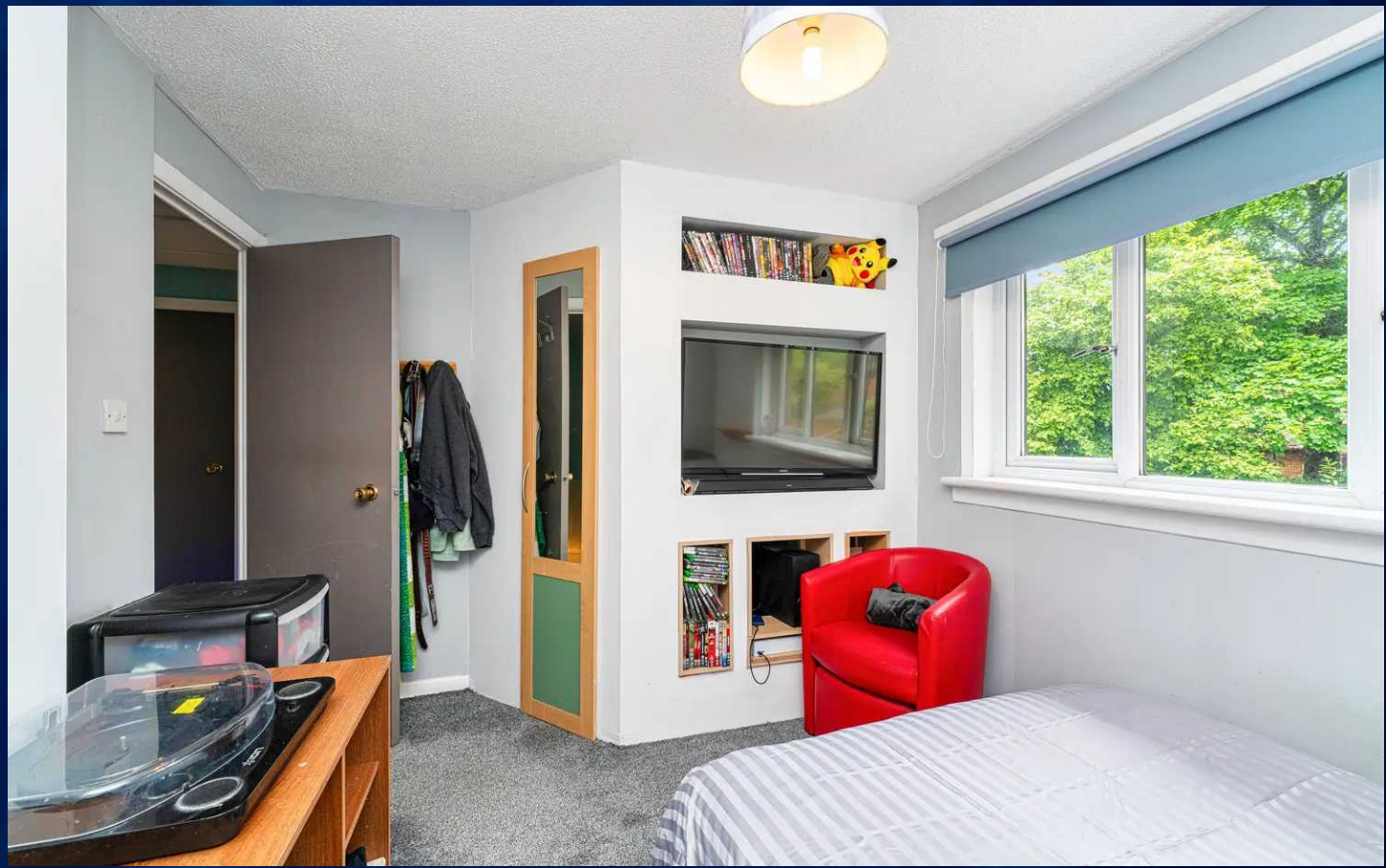
10' 7" x 9' 3" (3.22m x 2.83m)

This charming primary bedroom boasts laminate flooring, a radiator, and a central light fixture. It features a large front-facing window that fills the room with natural light. Additionally, it includes a triple walk-in wardrobe, offering plenty of storage space. The room also provides convenient access to an ensuite bathroom, enhancing its appeal and functionality.

### En-suite

7' 5" x 5' 1" (2.27m x 1.54m)

The en-suite shower room features a luxurious walk-in shower with a glass cubicle, equipped with both a rain head and a handheld shower set. It includes a stylish feature mirror and splashback wall tiles, enhancing its modern aesthetic. The room also boasts a contemporary oval sink with a mixer tap, integrated into a sleek vanity unit that houses the W/C as well. Vinyl-effect flooring adds practicality, while a heated towel rail and a side-view window complete the space with comfort and natural light.

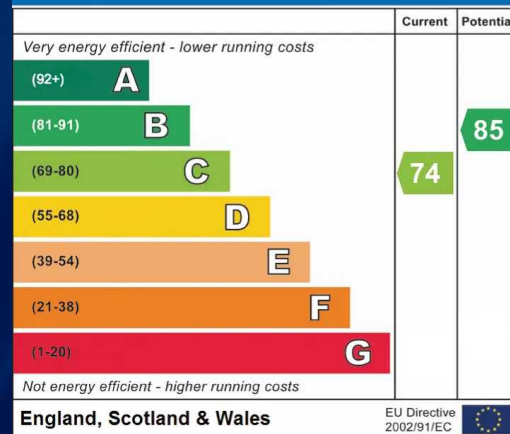


# Scan Here to Download

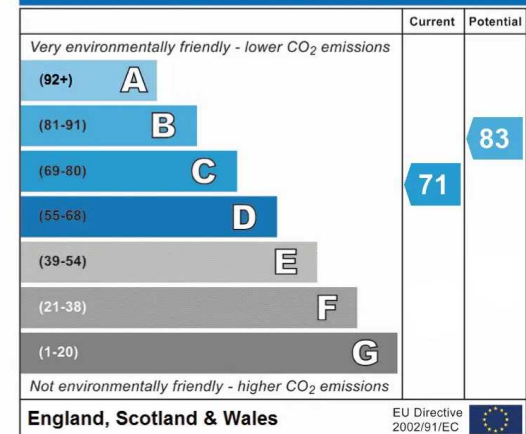


# The Home Report

## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating







## RE/MAX Property

Remax Property, Remax House - EH54 6TS

01506 418555 • [info@remax-livingston.net](mailto:info@remax-livingston.net) • [www.remax-livingston.net](http://www.remax-livingston.net)



Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.