



**RE/MAX** Property



26 Ochiltree Drive, Mid Calder, EH53 0RX





This wonderful house is located in the heart of Mid Calder, offering easy access to the town's shopping centre and the A71. Sharon Campbell and RE/MAX Property are delighted to present this fantastic 1-bedroom home to the market.

Mid Calder is a charming town located close to the thriving town of Livingston, offering the perfect blend of peaceful countryside living with easy access to modern amenities. Known for its picturesque surroundings, the area boasts beautiful green spaces, scenic walking trails, and a welcoming community atmosphere. With excellent transport links, residents can enjoy a commute to Edinburgh, Glasgow, and surrounding areas, making it ideal for both professionals and families.

The village features a range of local shops, schools, and pubs, creating a vibrant yet relaxed environment. Mid Calder's rich history is reflected in its traditional architecture, while modern developments ensure all the conveniences you need are within reach. Whether you're taking a stroll through the village, enjoying local parks, or taking advantage of the nearby shopping and leisure options in Livingston, Mid Calder offers the perfect balance of tranquillity and convenience.

The property comprises of:

- Entrance Vestibule
  - Kitchen
  - Lounge
- Double Bedroom
  - Bathroom
  - Gardens
- Garage and Driveway

### **Kitchen & Entrance Vestibule**

**1.594m x 3.971m (05'02" x 13'00")**

The inviting entrance is accessed via a half-glazed UPVC door, with adjacent glass panel, allowing for extra brightness. Designed to provide lots of storage, with built-in cupboard, shelving and space for an under-counter fridge and freezer, making the most of the available space. This thoughtfully designed space combines efficiency and warmth, perfect for everyday living. The décor flows between the vestibule and the kitchen with stylish Brazilian slate tiled flooring and painted walls, plus tiled splashbacks. Welcome to this charming and functional kitchen, seamlessly integrated with the entrance vestibule for a welcoming and practical space. The kitchen is fitted with modern white cabinetry, complemented by sleek wood effect countertops. A built-in electric oven, four ring electric hob and cooker hood, and a built-in fridge under the counter top, will all be included in the sale. There is space for an under-counter washing machine, providing convenience. A large window fills the space with natural light being enhanced by ceiling lighting. Power points and a modern radiator complete this area.

### **Lounge**

**3.404m x 3.847m (11'02" x 12'07")**

This inviting room is bright and comfortable, with natural flooding in through the double doors leading to the garden and the glass panelled door from the vestibule. Well-proportioned, with neutral décor and plush carpeting creating a cosy atmosphere. Providing ample room for a variety of furniture layouts, making it a versatile space for living. A staircase to the upper level is neatly integrated into the layout, adding to the room's functionality. Recessed ceiling downlights, power points, a television aerial socket, a telephone socket and a modern vertical radiator are also included.

### **Stairs & Landing**

The staircase leads to a bright upper landing area, benefiting from natural light through a large side-facing window and is complemented by ceiling lighting. The landing is finished in neutral tones with soft carpeting underfoot, complementing the home's overall décor. This space provides access to the upper-level rooms, offering a pleasant transition between floors. A double power point finishes this area.

### **Double Bedroom**

**2.909m x 2.868m (09'06" x 09'04")**

A delightful room bathed in natural light from a large front-facing window. Fitted mirrored wardrobes provide an abundance of storage and enhance the sense of space. Soft pastel tones and a neutral carpet create a bright, inviting atmosphere, perfect for relaxation. A ceiling light, power points and a modern vertical radiator are also supplied.

### **Bathroom**

**2.099m x 1.927m (06'10" x 06'03")**

This stylish and modern bathroom boasts a sleek black and white colour scheme, creating a sophisticated and contemporary feel. The space features a luxurious 'P' shaped bathtub with an overhead rainfall shower, plus handheld shower, enclosed by a glass partition for a seamless and open look. The glossy black sparkle wall panels contrast beautifully with the crisp white fixtures and the tiled flooring, including a sleek vanity sink with storage and a back to wall toilet. A frosted window allows for natural light while maintaining privacy, and recessed ceiling spotlights add a touch of elegance. Perfect for relaxation, this bathroom combines functionality with high-end finishes. A modern vertical radiator is also provided.

### **Garden and Garage and Driveway**

This secluded gardens offer a fantastic suntrap – perfect for relaxing or outdoor entertaining. Planting has been done over the years to provide some trees, shrubs and flowering plants. There is also a shared garden area, and beyond that, direct access to a woodland area ideal for scenic walks, cycling, or other outdoor activities. The wooden garage allows for storage and there is a driveway parking.

### **Additional Items**

Tenure: Freehold. Council Tax Band: B. No Factor Fees.

All fitted floor 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. The white goods may be left at the owner's discretion.







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