





This fantastic four bedroom home in New Calder Mill Road is the perfect choice for a growing family. Situated in a highly sought-after location, this spacious property is move in ready and offers an ideal balance of comfort and practicality. With ample room for both living and working, it's especially well-suited for families in need of flexible bedroom and office space. Lorna MacDonald and RE/MAX Property, are delighted to present this exceptional Robertson build family home to the market.

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, hairdressers, takeaways, restaurant, community hall, bowling club and public houses as well as play parks, with a new pharmacy due to open soon. 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 & Approach

The inviting entrance features a well-maintained lawn alongside a monoblock-finished driveway, offering ample space for multiple vehicles and leading directly to the garage. A gate provides convenient access to the rear garden.

Entrance Hallway

A part-glazed composite door, complemented by an adjacent window, welcomes you into this bright and inviting vestibule, allowing natural light to flow in. The space features fresh white painted walls and stylish wood laminate flooring, creating a modern and airy feel. Two built in cupboards offer ample storage, while downlights, power points, a smoke detector, and a radiator add both functionality and comfort.

Lounge

14' 9" x 12' 8" (4.49m x 3.85m)

This superb room has been painted with white tones to the walls and carpet to the floor. A large window to the front allows lots of natural light into the room, being further enhanced by a ceiling light and downlights. Two radiators, a smoke detector and power points are also provided.

Open Plan Kitchen Diner

8' 10" x 23' 5" (2.69m x 7.14m)

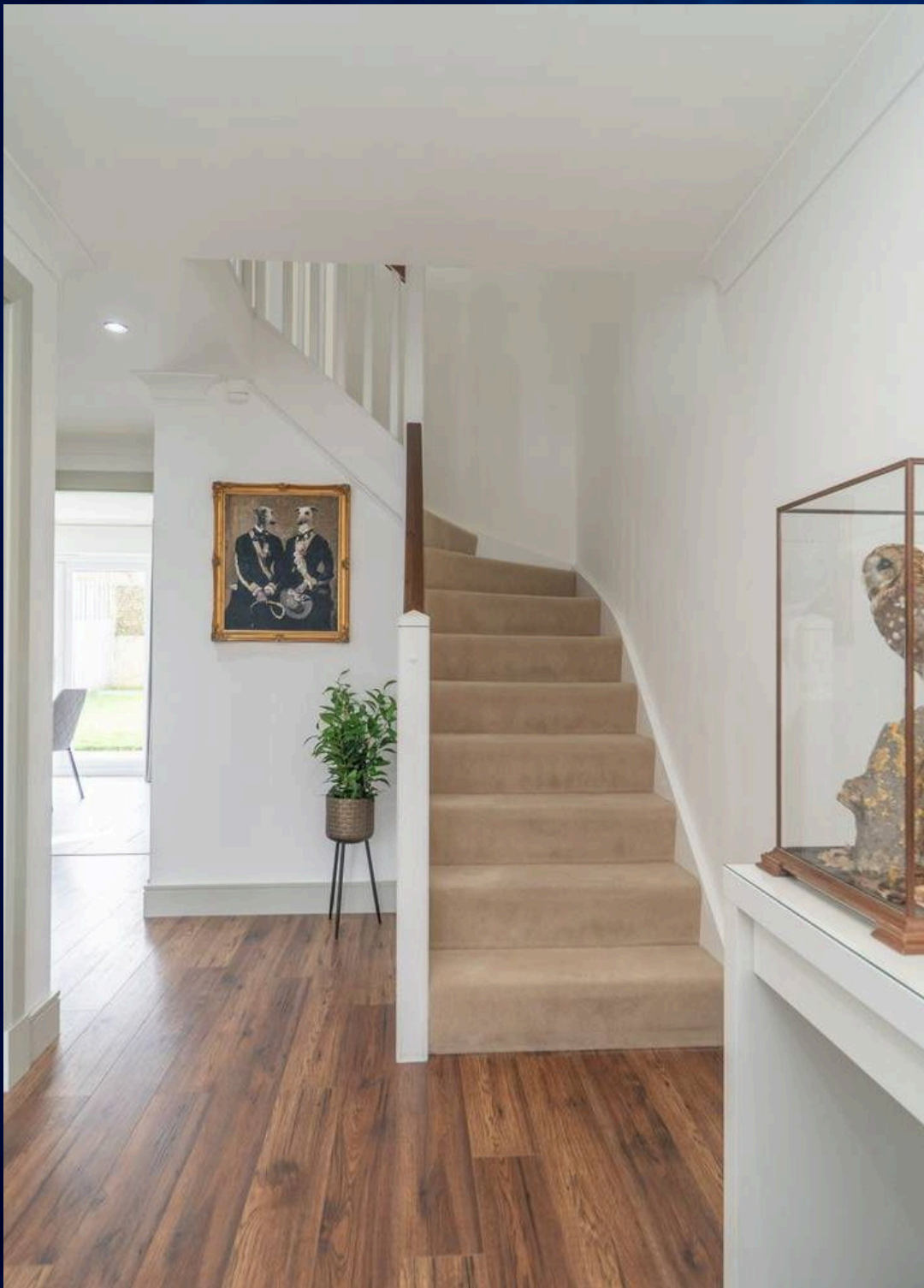
This spacious, open-plan room offers a modern design, featuring wall and floor units finished in a purple gloss and wood-effect fronts, complemented by coordinating black work surfaces. The room is tastefully decorated with two-tone neutral walls and laminate flooring. The kitchen is equipped with a range of built-in appliances, including an eye-level oven, grill, microwave oven, a five-ring gas hob situated on the kitchen island, a built-in fridge-freezer, an under-counter dishwasher, and a stainless steel extractor hood, all included in the sale. The sink comprises a one-and-a-half stainless steel sink with drainer and mixer tap. Natural light floods in through the rear window and french doors leading out to the garden and rear of the property. There is room for a dedicated dining area. Also included are downlights, a ceiling light, under unit lights, a radiator, a heat detector, an extractor fan, and power points.

Utility Room

8' 11" x 5' 7" (2.73m x 1.70m)

The utility room offers a practical space, featuring white painted walls, a feature papered wall, and continued tile flooring. It includes ample storage with both floor and wall units, finished with matching grey wood effect fronts and complemented by a grey work surface and up stands. The room has space for an under counter washing machine and tumble dryer. A part glazed composite door provides convenient access to the rear garden. The utility area is completed with a stainless-steel sink and drainer, mixer tap, an extractor fan, a carbon monoxide detector, a ceiling light, and multiple power points, ensuring the room is both functional and well-equipped.





Living Level Toilet

6' 9" x 8' 2" (2.07m x 2.50m)

This stylish room, perfect for versatile living, features half height grey tiled walls complimented by white painted and a grey papered wall, and the flooring is laid with a grey pattern tile. The suite includes a close coupled toilet and a wall hung sink. A window to the side and downlights provide a bright and inviting atmosphere, while a grey towel radiator and an extractor fan ensure comfort and proper ventilation.

Stairs and Landing

The décor seamlessly extends up the staircase, where carpeted stairs and landing meet white painted walls. A cupboard offers storage space. The area is well lit by a ceiling light and is equipped with a smoke detector, a radiator, power points and an attic hatch.

Primary Bedroom

9' 4" x 12' 0" (2.84m x 3.67m)

This delightful room features white painted walls and cosy carpeted flooring. It boasts an integrated wardrobe, offering generous hanging and shelving space. The room is bathed in natural light from a window to the rear of the property, further enhanced by a ceiling light. The space provides a radiator and power points.

En-Suite Shower

7' 9" x 5' 0" (2.36m x 1.53m)

This shower room is neutrally decorated with white painted walls, complemented by grey tile effect vinyl flooring. The suite includes a wood effect built in vanity unit with a back to wall toilet, and an inbuilt sink, grey tiled shower unit with a mains waterfall shower and an additional hand held shower. A ceiling light and downlight provide ample lighting, enhanced by the window to the rear. A chrome towel radiator and an extractor fan ensure the room remains comfortable and well-ventilated.

Bedroom Two

11' 1" x 13' 0" (3.38m x 3.95m)

This charming room features fresh white painted walls and carpeted flooring, creating a warm and inviting atmosphere. An integrated wardrobe offers ample hanging and shelving space. A large window at the front of the property allows plenty of natural light to fill the room. The space is further complemented by a ceiling light, a radiator, and conveniently placed power points, ensuring both comfort and functionality.

Bedroom Three

10' 9" x 16' 0" (3.28m x 4.89m)

This lovely room has been finished with neutral walls and carpet to the floor. The two windows to the front of the property allow in natural light and are further complemented by a ceiling light. Power points and a radiator are also provided.

Bedroom Four

10' 0" x 11' 8" (3.06m x 3.55m)

This great bedroom has been finished with white walls and carpet to the floor. A window to the rear of the property, allows in natural light. Power points, a ceiling light and a radiator are included.

Family Bathroom

9' 5" x 7' 2" (2.87m x 2.18m)

This modern room features a blend of grey tiled and white painted walls, complemented by wood-effect vinyl flooring. A window to the side of the property floods the space with natural light, enhanced by a sleek ceiling light. The suite includes a mains powered shower in an enclosed cubicle, a bathtub with hand held shower, a wall hung sink, and a back to wall toilet. A radiator and an extractor fan complete this well-appointed room.

Garage

15' 10" x 8' 11" (4.82m x 2.71m)

The garage is plasterboard finished and is equipped with an up-and-over door, as well as a convenient internal access door from the house. It is fully functional with power points and two ceiling lights, ensuring a practical space.

Rear Garden

The superb south facing garden provides a fantastic outdoor retreat, offering both space and privacy. Generously sized and primarily laid to lawn, it includes a paved area near the house, perfect for outdoor seating or dining. Fully enclosed by walls and fencing, it also features a gated access to the driveway. Thoughtfully designed, this inviting space is ideal for relaxation, play, and entertaining.





Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings 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

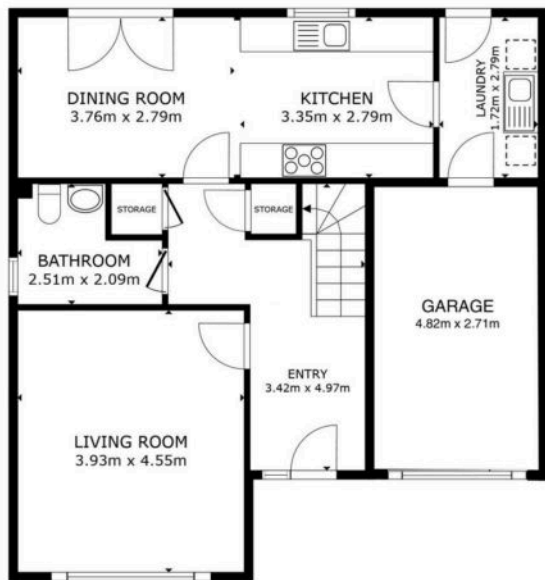
Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

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.



FLOOR 1



FLOOR 2



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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.