



26 Bishops Park, Mid Calder, Livingston, EH53 0SQ

RE/MAX Property

****A Fabulous Opportunity to own a Wonderful Ground Floor Apartment****

This wonderful flat 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 spacious 1 bedroom 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

The front of the flat features a grass section next to the front door, offering a practical and tidy outdoor space, along with a grassed area to the side. This simple yet functional area provides a charming welcome to the property.

Entrance Vestibule

A bright and welcoming entrance vestibule, featuring modern décor with stylish green textured wallpaper and wood-effect laminate flooring. The space is enhanced by natural light coming through the half glazed UVPC front door. It offers a practical area for coats and shoes before stepping into the main living areas of the home.

Lounge

3.268m x 4.526m (10'09" x 14'10")

This room features a double window to the front of the property, allowing plenty of natural light. The space is fitted with wooden effect laminate flooring and a large gas centrally heated radiator, ensuring warmth and comfort. A ceiling light provides ample illumination, while a smoke alarm offers added safety. The room features a stylish leaf-patterned feature wall, a green accent wall, and convenient power points around the room.

Kitchen

3.294m x 1.688m (10'10" x 05'06")

The bright and well-lit room features stylish vinyl flooring and modern light fixtures. A window and back door provide natural light and access to the garden. The space is fitted with light wood cabinetry, a sleek black countertop, a stainless-steel sink with a mixer tap, and an electric hob with an extractor hood. There is room for a fridge freezer, and a washing machine. A radiator adds warmth, while well-placed power points and heat detectors enhance functionality.

Double Bedroom

2.571m x 3.283m (08'05" x 10'09")

This delightful room features light blue painted walls and a carpeted main floor, offering a neutral and inviting space. A window to the rear of the property provides natural light, while a central light adds further brightness. The room also includes practical built in wardrobe space, a radiator for warmth, and a conveniently placed power point.

Shower Room

1.841m x 1.576m (06'00" x 05'02")

The modern room features sleek tiled flooring, crisp white tiled walls with a decorative border around the modern shower enclosure. A glazed window to the side of the property allows natural light to brighten the space, while a central ceiling light provides additional illumination. The suite includes a close coupled toilet, and a classic pedestal sink. A radiator ensures warmth, and an extractor fan enhances ventilation, ensuring comfort and practicality.

Additional Items

Tenure: Freehold. Council tax band: Factor Fee:

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 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.

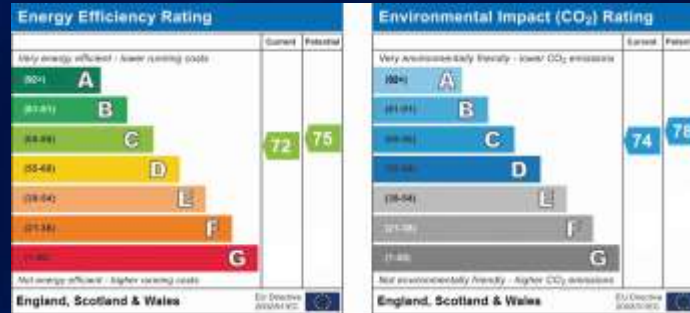
THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960996670 TODAY.



RE/MAX Property

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