





Beautiful 2 Bedroom Lower Apartment!

Niall McCabe and RE/MAX Property are thrilled to offer to the market this spacious and perfectly designed 2-bedroom ground floor apartment set in an exclusive and highly popular residential location, which is located just a short distance from an abundance of local amenities. The property represents a fantastic first or next step property and has been impeccably finished in luxurious, high-end tones with welcome pops of colour.

Mid Calder is a picturesque village in West Lothian, Scotland, nestled at the meeting point of the River Almond and Calder Burn. With a rich history dating back to medieval times, it retains a charming blend of old and new, featuring traditional stone buildings, a historic parish church, and inviting local pubs. Surrounded by scenic countryside and close to major transport links, Mid Calder offers a peaceful, community-oriented atmosphere with easy access to nearby Livingston and Edinburgh.

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.

The home report can be downloaded from our website.

Tenure: Freehold
Council tax Band: A

Factor Fee – N/A

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Lounge

15' 2" x 13' 7" (4.62m x 4.14m)

Leading off the hallway is a bright, spacious lounge, which is enhanced by a chic colour scheme and sumptuous feature fireplace, the living area offers plenty of room for comfortable seating arrangements and offers an attractive space to relax in. The room boasts a large picture window facing the front aspect, which allows an abundance of natural light to bathe the room.

Kitchen

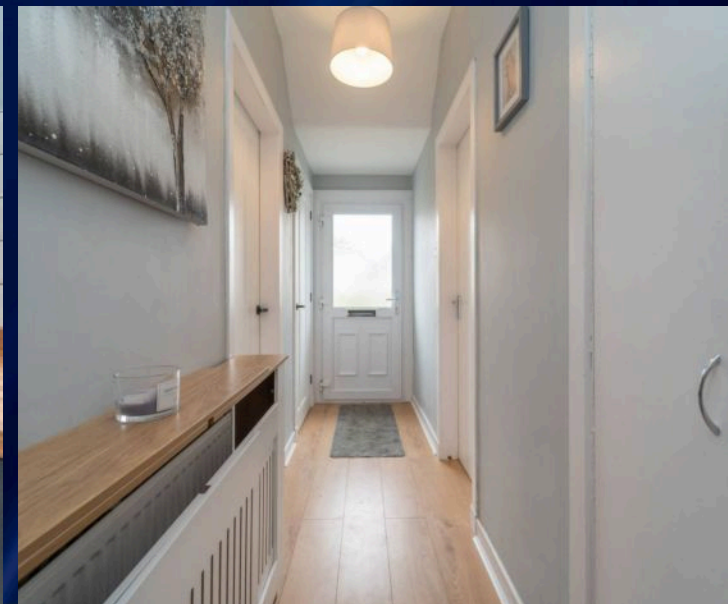
12' 0" x 8' 3" (3.67m x 2.52m)

This sunny kitchen boasts a vast array modern base & wall mounted units, complemented by contrasting worktop and plentiful workspace, as well as luxurious flooring and space for freestanding kitchen appliances.

Bedroom 1

12' 11" x 12' 8" (3.94m x 3.87m)

The master bedroom is bright, sunny and is of great proportions. It boasts neutral décor, supplemented by sumptuous flooring and ample space for freestanding bedrooms furniture. There are doors leading onto the gardens, which allows an abundance of light to flood the room.



Bedroom 2

12' 11" x 9' 3" (3.94m x 2.82m)

Another excellent sized double room with a window to the front view of the property, which would be ideal as a second bedroom, home office or dressing room – dependent on one's individual needs.

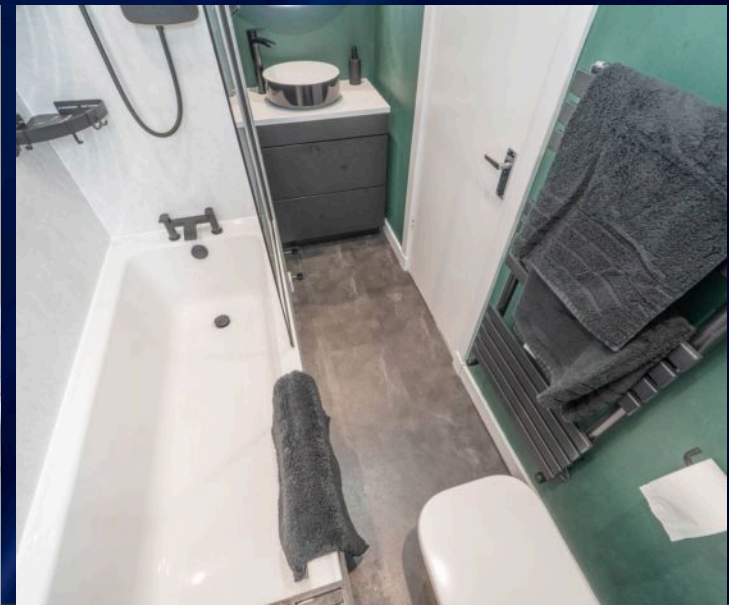
Family Bathroom

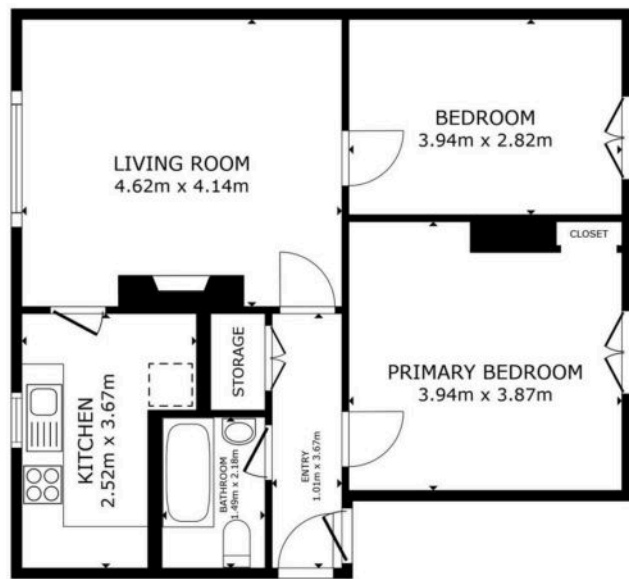
7' 2" x 4' 11" (2.18m x 1.49m)

The recently remodelled 3-piece family bathroom offers a large bathtub, with overhead shower, WC, and wash hand basin. The room enjoys crisp wall tile design, complimenting flooring, and glazed window which allows an abundance of daylight to flood the room.

Exterior

Externally, the property is accompanied by amazing front & rear gardens. To the front there is a large lawn area with oodles of potential and to the rear there is an impressive, turfed section with surrounding planting, a large sunny patio which is ideal for summertime entertainment.





FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN 63.9 m²
TOTAL: 63.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

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