





This wonderful home in Bishops Park is in walk in condition and will make a fantastic home. This home is ideal for families or those requiring bedroom and office space. Lorna MacDonald and RE/MAX Property are delighted to bring this 3 bedroomed property 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 welcoming approach is finished with grass, bordered by a hedge and a paved pathway that leads gracefully to the front door. A paved driveway can be found to the side, accompanied by extra off street parking.

Entrance Vestibule

The welcoming vestibule is accessed through a sleek composite door, leading into a stylish and modern space. White painted walls provide a sophisticated contrast, while the elegant laminate flooring adds a polished touch. A side window bathes the area in natural light, further enhanced by a ceiling light, creating a bright, inviting, and functional entryway.

Lounge

13' 1" x 13' 10" (3.99m x 4.21m)

This charming room is finished with white painted walls, a feature blue wall, and sleek laminate flooring, creating a warm and inviting ambiance. A front facing window bathes the space in natural light, further complemented by a ceiling light for added brightness. Comfort is ensured with a radiator, while a smoke detector and multiple power points complete the room.

Dining Room

10' 2" x 7' 7" (3.10m x 2.30m)

This versatile space is perfect for a dining room, open from the lounge, offering both style and functionality. Neutrally painted walls complemented by seamless continued laminate flooring enhance the cohesive design. A rear facing window fills the room with natural light, adding to its bright and airy feel.

Practical elements such as a ceiling light, radiator, and ample power points ensure both comfort and convenience.

Kitchen

10' 2" x 6' 0" (3.10m x 1.83m)

This thoughtfully designed kitchen seamlessly blends style and functionality. It boasts an array of cream wall and floor mounted units with, beautifully complemented by black work surfaces. The yellow walls, tile splashback, and sophisticated black tile flooring create a cohesive aesthetic. Fully equipped for convenience, the kitchen includes a new under counter oven and grill, a four ring gas hob, a stainless steel extractor hood, an eye level microwave, and integrated fridge freezer, and an under counter washing machine, which will be included in the sale. The stainless steel sink with a drainer and mixer tap adds a touch of elegance. Natural light floods the space through a rear facing window and a part glazed composite door, further enhanced by a ceiling light. Additional features such as power points and a radiator, ensure comfort, safety, and practicality.

Stairs and Landing

The décor flows seamlessly with carpeted stairs and landing, complemented by white painted walls and a feature wall.

Finishing touches include a ceiling light, a smoke detector, and an attic hatch for easy access to additional storage.





Primary Bedroom

8' 1" x 10' 8" (2.47m x 3.25m)

This charming room features predominantly white painted walls, beautifully accented by a stylish pink feature wall and carpet flooring. A built in wardrobe offers ample hanging and shelving space, with an additional storage area, enhancing the room's practicality. A front facing window fills the space with natural light, complemented by a ceiling light for additional illumination. The room is equipped with a radiator and power points for comfort and convenience.

Bedroom Two

8' 5" x 8' 4" (2.57m x 2.54m)

This great second double bedroom is tastefully finished with white and yellow walls and cosy carpeted flooring, creating a warm and inviting ambiance. A rear facing window allows natural light to flood the room, complemented by a ceiling light for a bright and airy feel. An integrated wardrobe offers storage space. The room is further equipped with power points and a radiator, ensuring both comfort and practicality.

Bedroom Three

7' 7" x 5' 3" (2.32m x 1.60m)

This third bedroom or office features white painted walls, a papered wall, and carpet to the floor, creating a comfortable ambiance. A rear facing window welcomes natural light, brightening the space. Additional features include power points, a radiator and a ceiling light.

Shower Room

4' 6" x 7' 10" (1.38m x 2.39m)

This stylish and modern shower room effortlessly combines practicality with elegance. The black tile flooring, crisp white walls, and light grey tile effect wet wall panels create a striking yet easy to maintain finish. A side facing window allows natural light to brighten the space, further enhanced by downlights for a warm and inviting ambiance. The well appointed suite includes a walk in shower with an electric shower, a wall hung sink, and a wall hung toilet, seamlessly blending functionality with modern design. Completing the space, a chrome towel radiator provides both warmth and comfort, making this bathroom a refined and relaxing retreat.

Rear Garden

This impressive rear garden provides a perfect blend of style and functionality. An area close to the house with decorative stones provides an ideal setting for outdoor seating and relaxation, while the lush lawn adds both visual appeal and functional space. A wooden shed offers an outdoor storage facility. Fully enclosed with new fencing on all sides for privacy, the garden also features a convenient gated entrance. Whether you're unwinding in the fresh air or entertaining guests, this outdoor retreat is a perfect extension of your living space.

Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. Option to acquire furniture by separate negotiation. 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

GROSS INTERNAL AREA
FLOOR 1 32.9 m² FLOOR 2 30.4 m²
TOTAL 1: 63.4 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 32.9 m² FLOOR 2 30.4 m²
TOTAL 1: 63.4 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

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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.