



RE/MAX Property



25 Ochiltree Drive, Mid Calder, EH53 0RX



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

Mid Calder is a charming village 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. Mid Calder is a popular village, with a great sense of community. Ideally placed for the commuter. It has easy access to the A71, the Edinburgh bypass, 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 village shops, hairdressers, butchers, pharmacy, takeaways, restaurant, community hall, bowling club and public houses as well as play parks. Both the Almondell and Calderwood Country Park and Cunnigar Park are easily accessible. The local school is Mid Calder primary which also houses the local nursery and the catchment secondary school is 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 is a short drive away which has a more extensive range of shopping and other facilities. Mid Calder offersthe perfect balance of tranquility and convenience with a vibrant yet relaxed environment.

The property comprises:

- Entrance Vestibule
- Open Plan Lounge/Kitchen
 - Double Bedroom
 - Bathroom
- Driveway Parking Spaces

Entrance Vestibule

The welcoming entrance is accessed via a modern UPVC door with decorative stained-glass detail and an adjacent glass panel, allowing natural light to filter through and brighten the space. Cleverly designed to maximize practicality, the area offers space for a full-height fridge-freezer, making excellent use of the available layout.

Open Plan Lounge/Kitchen

4.869m x 3.730m (15'11" x 12'02")

A bright and appealing open plan which has been tastefully decorated in grey tones and complemented by stylish wood-effect laminate flooring. French doors to the side flood the room with natural light and open directly onto the decked area of the garden, creating a seamless flow. The kitchen is fitted with sleek grey cabinetry, wood-effect worktops, an inbuilt electric oven with four-ring gas hob, and space for a washing machine, offering both style and practicality. An integrated under stairs cupboard provides further storage. Recessed ceiling downlights, a radiator, smoke detector, a heat detector and multiple power points complete the area.



Stairs and Landing

The staircase is finished with a patterned carpet, complemented by a modern white wooden banister with sleek vertical metal supports and glass panels. A window overlooking the front of the property brings natural light into the stairwell and landing, which are decorated in soft grey tones. The landing area provides access to the attic via a ceiling hatch and benefits from a ceiling-mounted smoke detector, ceiling downlights and a power point.

Double Bedroom

3.704m x 2.803m (12'01" x 09'02") at maximum

This amazing room is finished with grey painted walls and a stylish tartan patterned carpet. A built-in wardrobe with sliding bi-fold doors provides excellent storage, while a large window overlooking the side garden fills the room with natural light. Additional features include a radiator, a ceiling-mounted light fitting and multiple power points.



Bathroom

1.839m x 1.852m (06'00" x 06'00")

This modern room has been completely tiled to the floor and walls with a white painted ceiling featuring recessed downlights. A glazed window to the side provides natural light. A white suite comprises of a back-to-wall toilet, a pedestal wash hand basin and a bath with a wall-mounted mixer shower, enclosed by a bi-folding screen. Additional features include a chrome heated towel radiator and practical shelving above the cistern.



Garden

This spacious garden creates a truly superb extension to the house. There is a composite decked area accessed directly from the lounge French doors, providing an excellent space for outdoor dining or relaxation. A generous grass lawn extends to the side and wraps around the property. A paved path leads from the gated entrance to the front door. A private parking space is located to the rear of the property, behind the neighboring home, with on-street parking nearby.

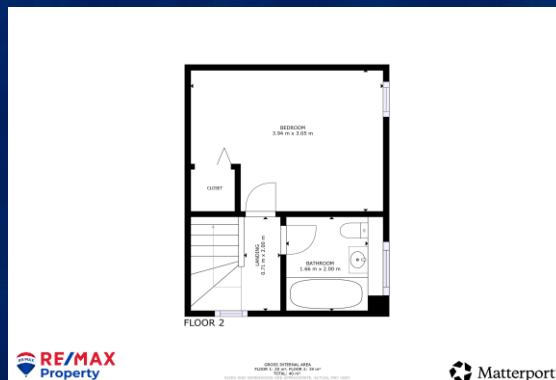
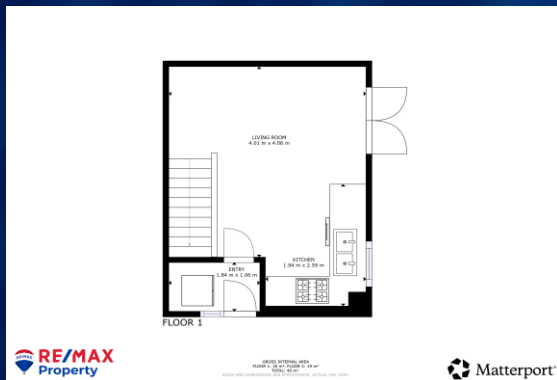
Additional Items

Tenure: Freehold. Council Tax Band: A All fitted floor coverings and the kitchen items mentioned are included in the sale. Also included in the sale is a large shed at the front. 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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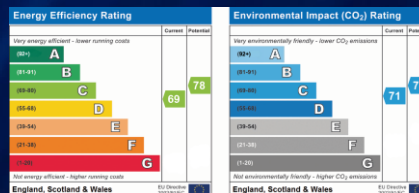
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