



45 Braeside Park, Mid Calder, EH53 0SL

RE/MAX Property

Presented in true walk-in condition, this stunning two bedroom semi-detached home offers a perfect blend of modern style and everyday comfort. Expertly maintained and tastefully decorated throughout, the property provides an inviting living space ideal for first time buyers, professionals, or those looking to downsize.

Lorna MacDonald and RE/MAX Property are delighted to present this home in the desirable Braeside Park development in Mid Calder.

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 property enjoys an attractive and welcoming frontage, beautifully landscaped with a neat lawn bordered by decorative stones, mature bushes, and established plants. A monoblock pathway leads elegantly to the front door, creating a charming first impression. To the side, a monoblock driveway extends the full length of the property, offering generous parking for multiple vehicles while perfectly balancing practicality and kerb appeal.





Entrance Vestibule

The home opens into a bright and welcoming vestibule, accessed via a partially glazed upvc front door. The space is tastefully finished with soft grey décor and coordinating carpet flooring, creating a polished and contemporary first impression. A modern downlight and radiator complete this stylish and practical entrance area.

Lounge

4.466m x 4.461m (14'07" x 14'07")

This inviting room boasts grey painted walls and plush carpeted flooring, creating a stylish and contemporary atmosphere. A large front facing window floods the space with natural light, while a ceiling light ensures a bright and welcoming ambiance throughout the day. Completing the room are power points, a radiator, and a smoke detector.

Breakfasting Kitchen

2.219m x 4.462m (07'03" x 14'07")

This thoughtfully designed kitchen perfectly balances style and functionality. It features a range of wall and floor mounted units with light grey fronts, complemented by matching grey work surfaces and splashback for a sleek, contemporary look. The space is further enhanced by grey painted walls and wood effect laminate flooring, continuing the modern atmosphere.

The kitchen is fitted with an under counter oven and a four ring electric hob, with designated spaces for an under counter washing machine and a tall fridge freezer. The stainless steel sink and drainer with mixer tap sits beneath a rear facing window, which alongside the half glazed uPVC door, allows natural light to flood the room. Downlights add a bright, welcoming touch, while power points, a radiator, and a heat detector provide practicality, comfort, and peace of mind.

Stairs and Landing

The décor flows seamlessly with carpeted stairs and landing, complemented by grey painted walls. There is a cupboard, great for storage space. Finishing touches include a ceiling light, a smoke detector, a power point and an attic hatch.

Primary Bedroom

3.418m x 2.810m (11'02" x 09'02")

This charming room features grey painted walls and cosy carpeted flooring. A built in wardrobe offers ample hanging and shelving space, 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

3.170m x 2.434m (10'04" x 07'11")

This great second bedroom is tastefully finished with grey painted walls and 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. A built in wardrobe provides storage space in this room. The room is further equipped with power points and a radiator.

Bathroom

1.905m x 1.880m (06'03" x 06'02")

This stylish family bathroom combines practicality with elegance, featuring laminate flooring and tiled walls for an easy to maintain finish. A rear facing window fills the space with natural light, complemented by downlights for a bright and inviting atmosphere. The white suite includes a bath with mains shower, a close coupled toilet, and a vanity sink, offering both functionality and contemporary appeal. A grey towel radiator completes the room.

Rear Garden

This private rear garden offers a low maintenance and versatile outdoor space, perfect for relaxing, dining, or entertaining. Accessed via steps from the kitchen door, a tiled path leads through the garden. The space is thoughtfully arranged with a paved patio area and sections finished with decorative stones, accented by a mature bush and tree. Fully enclosed with fencing on all sides, the garden provides privacy and security and features an external light and garden tap for convenience. A wooden shed, included in the sale, adds practical storage. This inviting garden creates a peaceful outdoor retreat, ideal for enjoying the fresh air in comfort and style.

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.

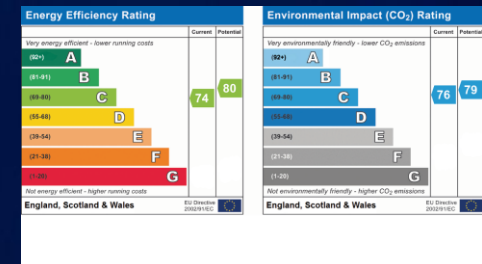
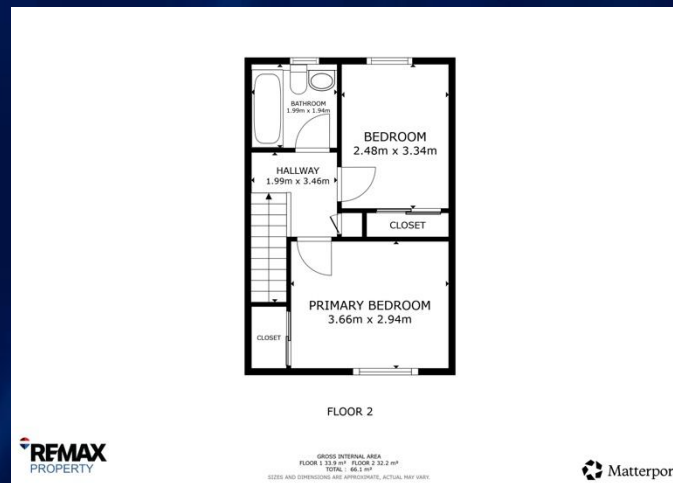
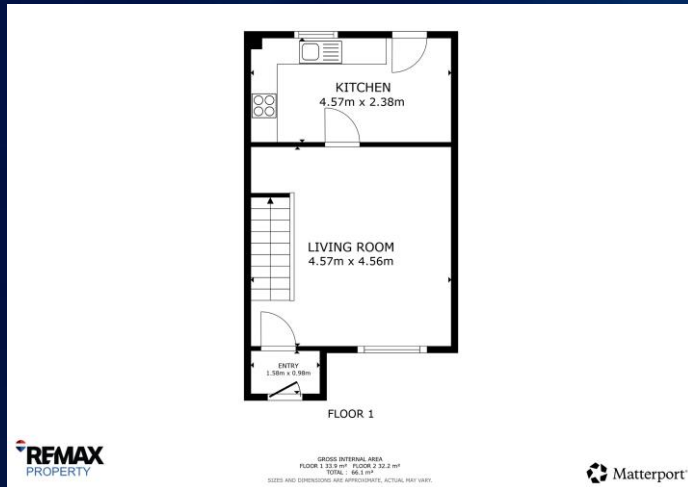
INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.



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