



1 Wallace Mill Gardens, Mid Calder, EH53 0BE | Fixed Price £380,000

A superb family home which has been lovingly upgraded and extended by the current owners. A great plot in a superb location which makes a truly wonderful family home.



Introducing a superb 5-bedroom, 3-bathroom, 2 reception room extended family home situated in the sought-after village of Mid Calder, West Lothian. Boasting a prime location, 1 Wallace Mill Gardens is well placed for motor links making this a great home for the commuter. Offering ample parking with space for several vehicles. The charming red brick facade creates a welcoming atmosphere that extends throughout the property.

Upon entering, the hallway leads to a cloakroom and spacious family/dining room. A carpeted staircase takes you to the upper landing, while the ground floor serves as the perfect space for families to come together. The large, semi-open plan family room/dining room is connected to a well-equipped breakfasting kitchen, featuring a range cooker, American style fridge/freezer, dishwasher, and space for a washing machine. The kitchen is known as the heart of the home, and for good reason with this fantastic property. An amazing space to gather, share stories and eat together. A breakfast bar in the kitchen provides a casual dining option. The bright and airy lounge connects off the family/dining area and enjoys views over the gardens making it a great space to relax and unwind. Decorated in cool grey tones with a warm laminate flooring. The study/snug can also be found on the ground floor and is an extremely versatile room which would also work perfectly as a playroom or additional bedroom. Both the dining room and study benefit from built-in storage for all your household necessities.



Upstairs, you'll find 4 generous carpeted bedrooms for maximum comfort and the family bathroom. The hallway offers 2 further store cupboards to keep all your belongings neat and tidy. The master bedroom is beautiful, featuring fitted wardrobes, neutral decor, and access to the en suite for that added touch of luxury. The spotless en suite is designed with half height tiling and a tiled floor for a modern finish. All three additional bedrooms are equally beautifully presented decorated with white walls and grey carpets, complete with built-in storage in two of the rooms and all have space for free-standing bedroom furniture.

The family bathroom is complete with a modern white 3-piece suite and striking marble effect wall panelling, a panelled ceiling with spotlights which complete the look perfectly. A gas heating system with combi boiler and double glazing ensures year-round comfort.



Outside, the property features a large driveway and a secluded rear garden surrounded by pretty trees. A paved patio and lawn area create a haven for enjoying the summer months. Enclosed within timber fencing the garden is child and pet friendly and also benefits from a garden shed with electric supply. 1 Wallace Mill Gardens is the ideal family home, offering a blend of comfort, style, and convenience in the picturesque village of Mid Calder, ideal for any growing family. Viewing is advised.



Sizes:

- Lounge 16' 4" x 13' 6" (4.97m x 4.11m)
- Family Room/Dining Room 14' 6" x 11' 2" (4.42m x 3.40m)
- Study/Bedroom 5 11' 1 x 8' 4 (3.38m x 2.54m)
- Breakfasting Kitchen 18' 6" x 10' 8" (5.63m x 3.25m)
- Cloakroom 4' 5" x 4' 0" (1.35m x 1.22m)
- Bedroom 1 13' 5" x 12' 2" (4.09m x 3.71m)
- En Suite 9' 2" x 3' 9" (2.79m x 1.14m)
- Bedroom 2 9' 6" x 9' 5" (2.89m x 2.87m)
- Bedroom 3 10' 4" x 8' 4" (3.15m x 2.54m)
- Bedroom 4 11' 0" x 7' 4" (3.35m x 2.23m)
- Family Bathroom 6' 2" x 5' 2" (1.88m x 1.57m)



Location:

Mid Calder is a very popular small village on the outskirts of Livingston. There are excellent bus links to Edinburgh, and it is close to both rail and road links to both Edinburgh and Glasgow. Mid Calder is located within 2 miles of Livingston town centre which offers an excellent range of shopping and leisure facilities. There are local amenities such as doctors, local shops, bars and restaurants in the village and there is a local primary school and close to secondary schools.

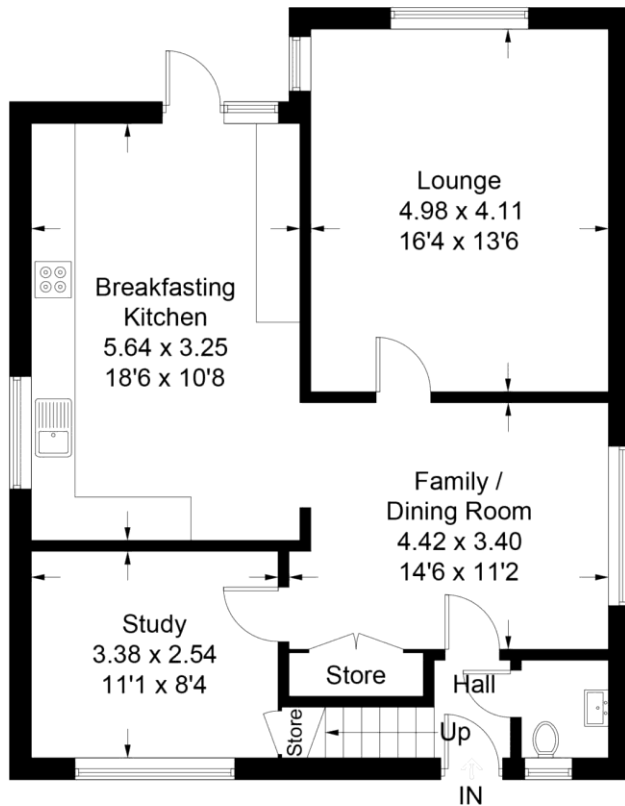
Extras:

All floor coverings, blinds, curtains except lounge, light fittings, range cooker, fridge/freezer, dishwasher and garden shed.

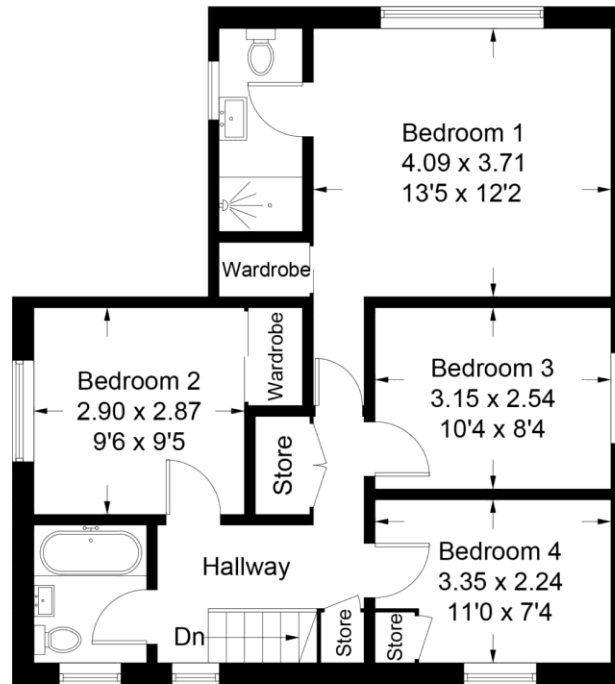


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Approximate Gross Internal Area = 134.9 sq m / 1452 sq ft



Ground Floor



First Floor



All Enquiries

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Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.