



## Mid Calder | Ochiltree Crescent | Offers Over £152,500

A charming 2-bedroom terraced house with driveway, perfect for first-time buyers seeking convenience and comfort.



Step onto the property ladder in style with this charming two-bedroom terrace house at Ochiltree Crescent, nestled in the heart of the sought-after village of Mid Calder, West Lothian. A great choice for first-time buyers, this delightful abode is presented with fresh, neutral decor accentuating its welcoming ambiance.

Upon entering, you are greeted by an entrance hallway that guides you into a sunlit lounge, complete with a cosy electric fire and tranquil garden views. This space is perfect for unwinding, featuring a handy storage cupboard for your convenience. The adjacent kitchen is well-equipped and functional, boasting white splashback tiles and ample room for essential appliances, including a cooker, fridge/freezer, and washing machine, which are included within the sale price.

Climbing the carpeted staircase to the upper landing, you'll find two inviting bedrooms. The master bedroom is a generous double, featuring a fitted wardrobe that caters to all your storage needs. The second bedroom, a comfortable single, overlooks the rear and maintains the home's soothing colour palette. The bathroom with white fixtures complemented by sparkly white wet wall panelling and grey vinyl flooring adds a contemporary touch.



This home's practicality extends to gas heating, double glazing, and a front driveway to accommodate your vehicle. The rear garden is a delightful, low-maintenance oasis, fully enclosed with artificial grass, a paved patio area, and charming planted borders – a private retreat to relish during the summer months.

Ochiltree Crescent is the perfect canvas for starting your home-owning journey in a fabulous location. Don't miss out on the opportunity to make it yours.





Location: Mid Calder is a small, charming village on the outskirts of Livingston, from its quaint streets lined with historic buildings to its scenic views of the surrounding countryside, there's something truly special about this place. Immerse yourself in history as you wander through Mid Calder's fascinating past. Explore ancient landmarks like the Calder House and St. Cuthbert's Church, each steeped in centuries of stories waiting to be uncovered.

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. Discover cosy cafes, and traditional pubs offering warm hospitality and delicious fare.

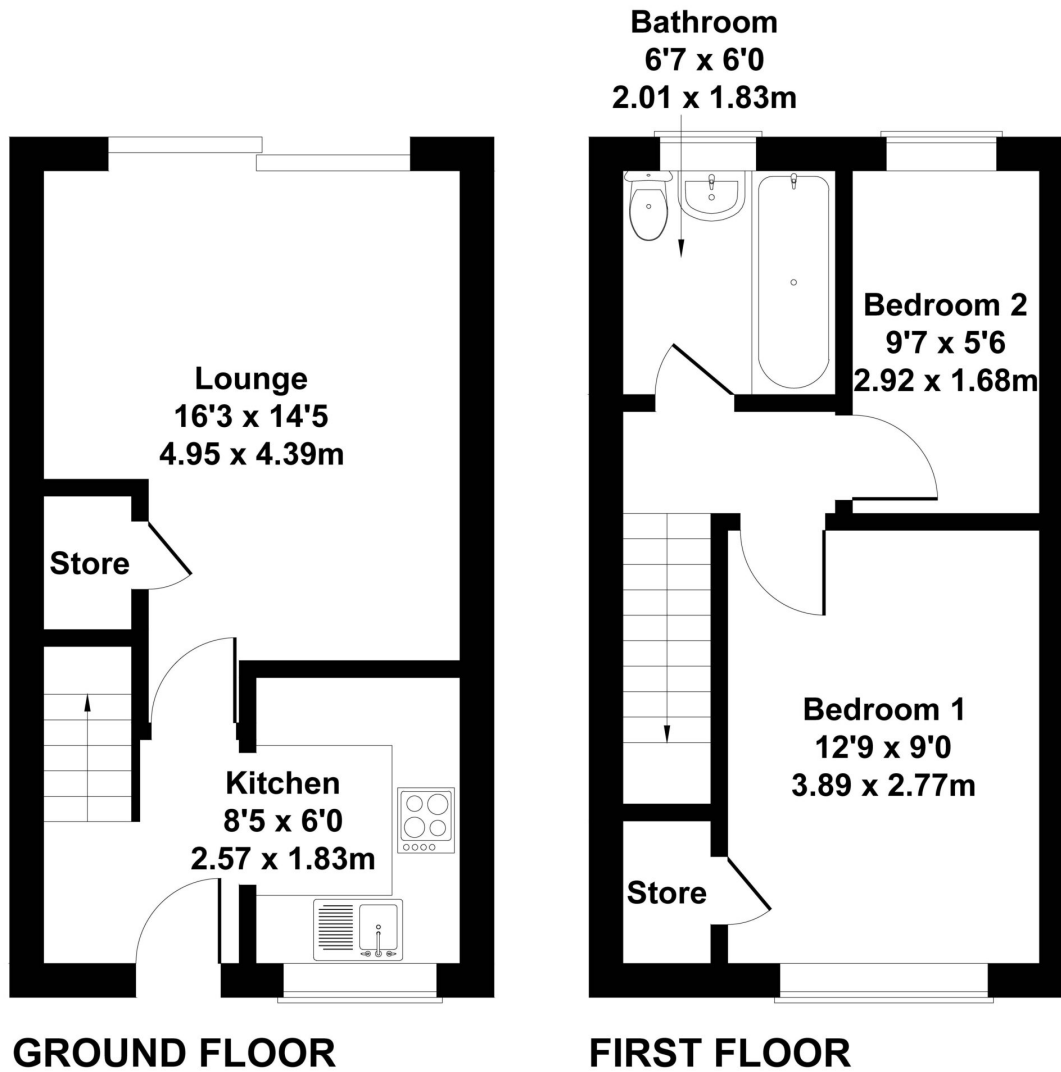
Mid Calder boasts stunning green spaces and walking trails, perfect for leisurely strolls or adventurous hikes making it the perfect place to raise a family. Take in the fresh air and breath-taking scenery as you explore the beauty of this enchanting village.

Extras: All floor coverings, blinds, light fittings, electric fire, white goods (no warranty) and the garden shed.



# 55 Ochiltree Crescent, Mid Calder

Approximate Gross Internal Area  
572 sq ft - 53 sq m



Not to Scale. Produced by The Plan Portal 2024

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.



## All Enquiries

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