



## Mid Calder | Bishops Park | Fixed Price £240,000

A beautifully styled and move-in-ready semi-detached home in the heart of Mid Calder, offering spacious family living with high-end finishes.





Nestled in the heart of the ever-popular village of Mid Calder, this beautifully presented semi-detached home offers the perfect blend of modern design and everyday comfort, making it an ideal choice for families. From the moment you arrive, the home makes a strong first impression with a neat front lawn and a driveway that leads to a detached garage, complete with power and light-ideal for secure parking, storage, or even a home workshop.

Step inside to a welcoming entrance hallway that sets the tone for the rest of the home, featuring a stylish herringbone floor that flows seamlessly throughout the ground level. The hallway provides access to both the lounge and a carpeted staircase leading to the upper floor. The lounge is a standout space, entered via a contemporary sliding door, a clever design feature that saves space while adding a modern touch. Bright and spacious, the room boasts a large front-facing window, neutral decor, and an impressive media wall complete with integrated shelving and a feature fire and space for a TV. The open-plan layout continues into the dining room, which enjoys views over the rear garden, creating a warm and welcoming setting for family meals or entertaining guests.



The kitchen, accessed from the dining area, is nothing short of stunning. Thoughtfully designed with sleek light grey shaker-style base and wall units, it offers a full range of integrated appliances, including an oven, hob, dishwasher, fridge/freezer, washer/dryer, and even a hidden bin store. It is further enhanced by a panelled ceiling and inset spotlights. A door from the kitchen provides easy access to the rear garden, allowing for effortless indoor-outdoor living during the warmer months.

Upstairs, the accommodation continues to impress with three well-proportioned bedrooms, all finished with soft carpeting. The principal bedroom is positioned to the front and benefits from fitted wardrobes, while still offering ample space for additional freestanding furniture. The second bedroom is another comfortable double, bright and airy with built-in storage, while the third bedroom is also generously sized and includes a convenient store cupboard. A hatch on the upper landing provides access to a partially floored loft, offering excellent storage potential.

The family bathroom completes the accommodation and is fitted with a three-piece suite, including a shower over the bath, splashback tiling, and stylish laminate tile-effect flooring.

Additional features throughout the home include gas central heating, double glazing, bespoke window shutters, and high-quality finishes and flooring that reflect the care and attention given to the property.

Externally, the rear garden is fully enclosed, making it ideal for children and pets. It includes a paved patio perfect for outdoor dining and a well-maintained lawn, along with a convenient door providing direct access to the garage.

This is a truly move-in-ready home with elegant interiors, a thoughtful layout, and stylish features throughout. Located in a sought-after village setting with excellent local amenities and transport links, it offers a fantastic opportunity for buyers looking for a family-friendly lifestyle without compromise.





Extras: Floor coverings, window shutters, light fittings, fire in the lounge, integrated appliances and the garden shed.

Location: Mid Calder is a highly sought-after village in West Lothian, known for its charming character, strong sense of community, and excellent local amenities. Steeped in history and surrounded by beautiful countryside, the village offers a peaceful lifestyle while remaining incredibly well-connected.

Residents enjoy a selection of independent shops, cosy cafes, traditional pubs, and a reputable primary school, all within walking distance. Scenic woodland walks and riverside trails offer the perfect backdrop for weekend strolls or family adventures. Despite its tranquil setting, Mid Calder is just a short drive from Livingston's extensive retail, leisure and business facilities.

Commuters are well served, with nearby rail stations at Uphall and Livingston South providing regular services to Edinburgh and Glasgow, and swift access to the M8 and M9 motorways making travel across the central belt both quick and convenient.

Mid Calder remains a firm favourite for families and professionals alike-combining village charm with modern convenience.

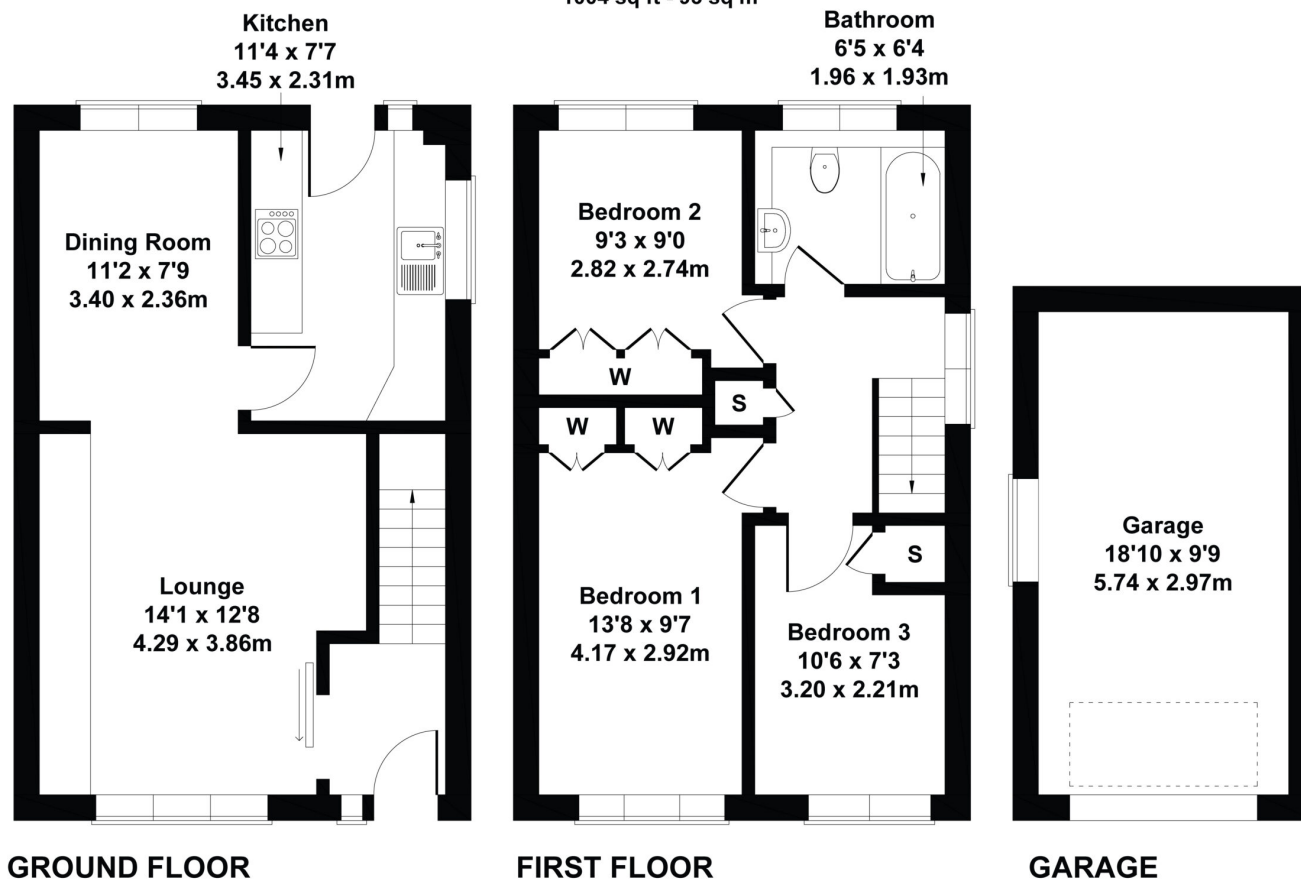




## 117 Bishops Park, Mid Calder

Approximate Gross Internal Area

1004 sq ft - 93 sq m



Not to Scale. Produced by The Plan Portal 2025  
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