



Mid Calder | Sommers Park | Offers Over £245,000

Rarely available detached bungalow in the heart of Mid Calder, featuring stunning private gardens, a sun-filled conservatory, two bedrooms, and move-in ready charm - chain-free and ready to enjoy!



Amazing Detached Bungalow in the Heart of Mid Calder

Nestled in one of Mid Calder's most desirable and rarely available locations, this charming, detached bungalow offers a perfect blend of comfort, style, and tranquility. Set on a generous plot with beautifully landscaped, private gardens, this home has been lovingly cared for by the same family for over 30 years and is ready for its next chapter.

The front garden is laid to lawn and currently features a ramp, making the home particularly suitable for those with mobility needs. A side driveway provides access to the garage, which is equipped with an electric door, power, and lighting, as well as a rear garden door and window offering additional access. Visitor parking bays are also conveniently located nearby.

Step inside to a welcoming entrance vestibule which leads into the central hallway, providing access to all accommodation and a handy store cupboard which houses the alarm system. The lounge is bright and airy, neutrally decorated, carpeted, and enjoys delightful views over the private rear garden.

The kitchen/diner is fitted with a wide range of base and wall units, an integrated oven, hob, and dishwasher, and offers space for a free-standing fridge and washing machine. Tiled splashbacks and a dining area make it ideal for everyday family life. From the kitchen, a sun-filled conservatory opens onto the rear gardens, providing a perfect spot to relax and enjoy the serene surroundings.

The property comprises two well-proportioned bedrooms. The front-facing double bedroom features neutral decor, carpet, fitted mirrored wardrobes, and space for additional furniture, while the second bedroom is a good-sized single with fitted mirrored wardrobes and carpet. The modern wet room is fitted with a white WC, sink, and generous linen storage, making it practical and stylish.

Outside, the rear garden is a true highlight - beautifully landscaped with a pond, lawns, mature trees, and shrubs, creating a private, peaceful haven perfect for entertaining or simply enjoying quiet moments.

Additional features include gas central heating, double glazing, an alarm system, and cavity wall insulation installed in 2005, enhancing energy efficiency and comfort throughout the home.

Offered chain-free, this wonderful bungalow is ready for immediate occupation and represents a rare opportunity to acquire a superb home in one of Mid Calder's most desirable locations.





Extras: Floor coverings, blinds, light fittings, integrated oven, hob, dishwasher, free-standing washing machine, fridge, freezer and dryer in the garage (no warranty) The Clos Mat Toilet system has not been serviced and is not being sold in a working condition.

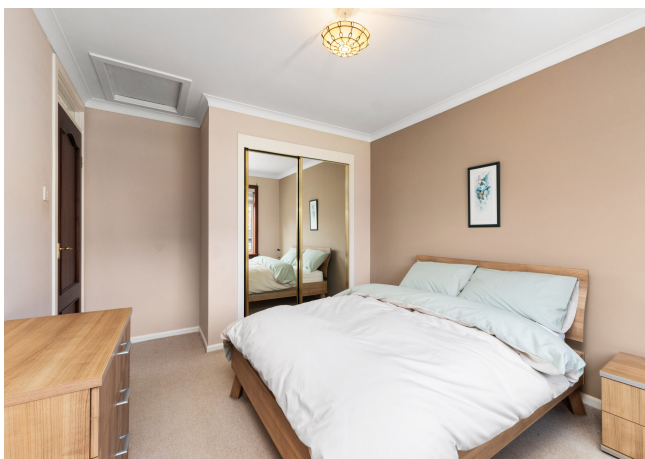
Location: Mid Calder is a highly sought-after village in West Lothian, known for its charming character, strong sense of community, and excellent local amenities. Steeped in history and surrounded by beautiful countryside, the village offers a peaceful lifestyle while remaining incredibly well-connected.

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.



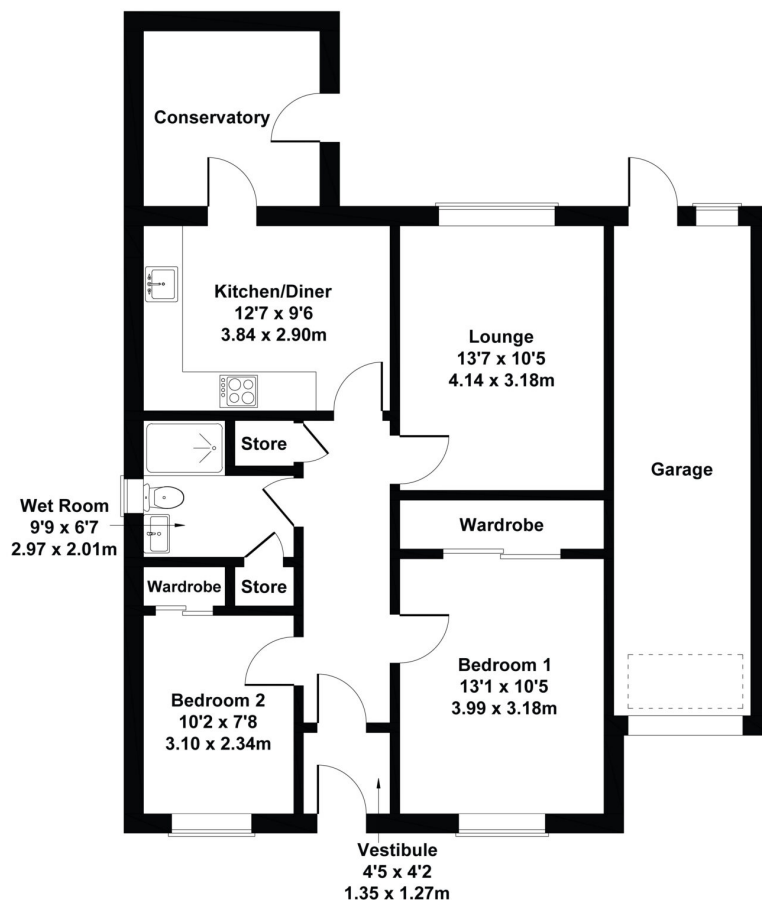
Commuters are well served, with nearby rail stations at Uphall and Livingston South providing regular services to Edinburgh and Glasgow, and swift access to the M8 and M9 motorways making travel across the central belt both quick and convenient.

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



12 Sommers Park, Mid Calder

Approximate Gross Internal Area
709 sq ft - 66 sq m
(Excluding Garage/Conservatory)



Not to Scale. Produced by The Plan Portal 2025
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