



RE/MA
Estates



43 Braeside Park, Mid Calder

Offers Over £289,000



43 Braeside Park

Mid Calder, Livingston

Nicole McFarlane & RE/MAX Estate's Charming 3-bed detached family home with spacious living areas, en-suite master bedroom, enclosed rear garden, garage, and parking for 2 cars.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Entrance Vestibule

18' 8" x 12' 6" (5.69m x 3.80m)

Enter the property through a PVC door into the vestibule, which features carpeted flooring, a radiator, and a central light fixture. The vestibule provides access to the cloakroom W/C and the spacious lounge diner.

Cloakroom W/C

19' 0" x 9' 6" (5.78m x 2.89m)

The newly decorated cloakroom W/C features vinyl flooring, a radiator, a W/C, and a ceramic sink. A front-facing window allows natural light, while splashback tiles add a stylish and practical touch.

Lounge Diner

76' 8" x 45' 6" (23.38m x 13.88m)

The lounge diner is a spacious, open-plan room with carpeted flooring and a two central light fixture. It features an electric fire and offers ample space for both a lounge and dining area. The room provides access to the vestibule, kitchen, conservatory, and upper level. A large front-facing window allows for natural light, while a sliding door leads directly to the conservatory.

Kitchen

39' 0" x 25' 2" (11.89m x 7.67m)

The kitchen features wood laminate flooring and is equipped with a brand-new electric hob with a fan-assisted oven, a new dishwasher, and a new fridge freezer—all of which are included in the sale. It offers ample storage, generous worktop space, and a stainless steel sink with a drainer. Rear-facing windows provide natural light, while an extractor fan ensures ventilation. The kitchen also provides access to the utility room.

Utility room

37' 2" x 25' 9" (11.32m x 7.85m)

The large utility room offers plenty of space for storage, featuring large pantry cupboards. It is also equipped with a washing machine and a fridge, both of which will be included in the sale. A stainless steel sink with a drainer is also present. A PVC door leads out to the side of the house, providing convenient access to the bins or side gate.

Conservatory

37' 4" x 40' 5" (11.39m x 12.32m)

Enter the conservatory through a sliding door from the dining area. It features wood laminate flooring with underfloor heating, ensuring





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Enter the conservatory through a sliding door from the dining area. It features wood laminate flooring with underfloor heating, ensuring comfort throughout. French doors lead out to the rear garden, and the room offers plenty of space for furniture, making it a versatile area for various uses. With lovely views of the garden and wall lights providing ambience, this room is perfect for relaxing or entertaining.

Upper Landing

49' 6" x 19' 4" (15.10m x 5.90m)

The upper landing offers access to the family bathroom, Bedrooms 1, 2, and 3, as well as the attic. A side-facing window allows natural light to brighten the space, while soft carpet flooring adds comfort underfoot. A centrally positioned ceiling light provides ample illumination.

Family Bathroom

20' 6" x 25' 3" (6.24m x 7.70m)

The family bathroom features a mains-powered shower over a bath, offering both hot and cold water controls. The space is complemented by carpeted flooring and stylish splashback tiles. A modern vanity unit houses a sink with separate hot and cold taps, alongside a matching vanity WC. A rear-facing window allows natural light to brighten the room, while a sleek chrome heated towel rail adds both warmth and a touch of elegance.

Bedroom Three

28' 7" x 29' 10" (8.71m x 9.10m)

The third bedroom has the potential to accommodate a double bed but is best suited for a single bed with additional space for free-standing furniture. It features a built-in double wardrobe for ample storage, a front-facing window that brings in natural light, cozy carpeted flooring, and a central ceiling light.





Bedroom Two

29' 11" x 35' 8" (9.12m x 10.88m)

Bedroom Two is a generously sized room with ample space for a double bed and free-standing furniture. It includes a built-in double wardrobe for convenient storage, a front-facing window that fills the space with natural light, cozy carpet flooring, and a centrally positioned ceiling light.

Bedroom One

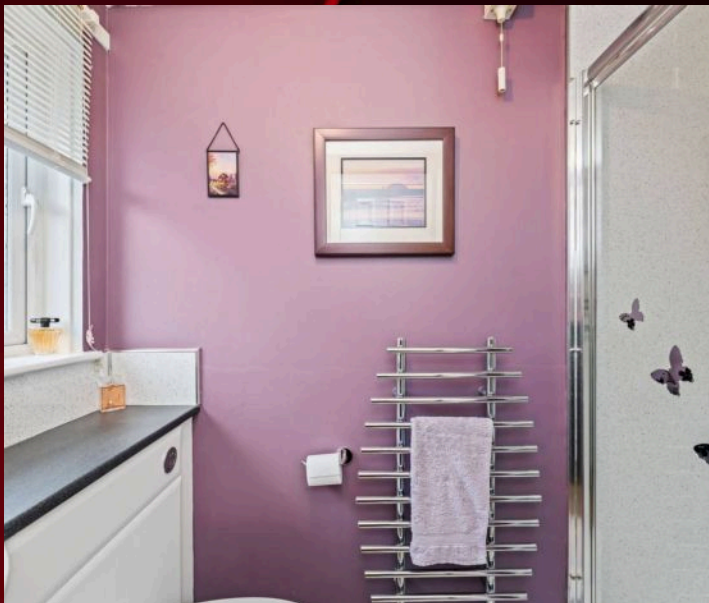
34' 9" x 32' 9" (10.60m x 9.97m)

Bedroom One is a bright and inviting space featuring a large rear-facing window that allows plenty of natural light. It includes a built-in double wardrobe for ample storage, soft carpet flooring, and a centrally positioned ceiling light. With generous space for a double bed and free-standing furniture, this room also benefits from direct access to an en-suite bathroom for added convenience.

En-suite

17' 2" x 16' 2" (5.22m x 4.94m)

The en-suite bathroom features stylish vinyl flooring and a modern vanity sink with a sleek mixer tap. It includes a matching vanity WC and splashback wet wall for a clean, contemporary look. The spacious shower cubicle is fitted with a mains-powered shower and a coordinating wet wall for durability and easy maintenance. A built-in storage cupboard provides ample space for towels and linens, while a rear-facing window allows natural light to brighten the space. Completing the room is a chrome heated towel rail, adding both warmth and a touch of elegance.





REAR GARDEN

The rear garden is fully enclosed, offering both privacy and security. It features a spacious decked area, perfect for outdoor seating and entertaining, along with a well-maintained grassy section. Mature shrubs add a touch of greenery and charm, while an outdoor tap provides convenient access to water for gardening and other needs.

FRONT GARDEN

The front garden features a mix of mature shrubs and trees, adding natural charm and character to the space. A neatly chipped section sits to the side of the monoblocked driveway, enhancing both aesthetics and practicality.

DRIVEWAY

2 Parking Spaces

The property boasts a monoblocked driveway with space for two cars. Additionally, there are multiple nearby lay-bys, providing ample parking for visitors.

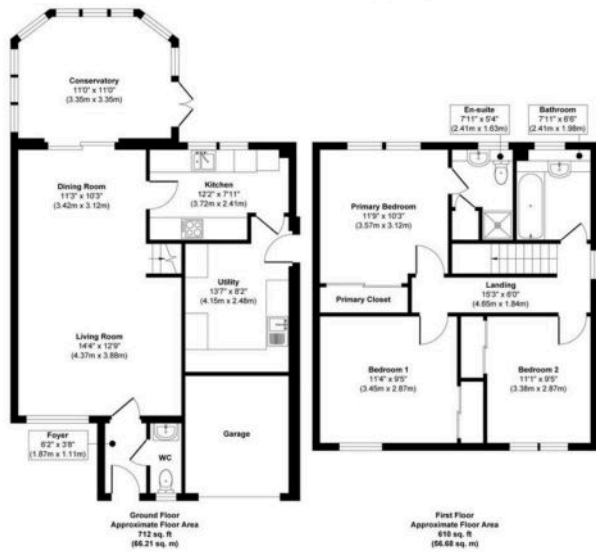
GARAGE

Single Garage

The property also includes a garage with an up-and-over door, offering ample space for storage.



43 Braeside Park Mid Calder, Livingston, EH53 0SL



Approx. Gross Internal Floor Area 1322 sq. ft / 122.89 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
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