



15 Ochiltree Crescent, Mid Calder

Offers Over £199,000



15 Ochiltree Crescent

Mid Calder, Livingston

Nicole McFarlane & RE/MAX Estates are proud to present Charming 3-bed end-terrace home, enclosed garden, and driveway for 2 cars. Ideal for families/professionals in sought-after location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Entrance Hall

10' 4" x 5' 5" (3.14m x 1.66m)

Enter the property through a half-glazed PVC front door into a generously proportioned and welcoming entrance hall. This impressive space features carpeted flooring, a central ceiling light, a wall-mounted radiator, and useful under-stair storage. The hallway provides access to the staircase leading to the first floor, as well as the kitchen, lounge/diner.

Kitchen

7' 10" x 10' 2" (2.39m x 3.11m)

The kitchen is positioned to the front of the property and benefits from a large window that allows for plenty of natural light, creating a bright and inviting space. Featuring practical vinyl flooring and a central ceiling light, the kitchen is fitted with a range of storage units and mostly tiled walls, primarily acting as a splashback. There is ample space for a gas hob and oven, washing machine, and a freestanding fridge freezer. A stainless steel sink and drainer with hot and cold taps completes this functional and well-lit space.

Lounge / Diner

16' 8" x 12' 0" (5.09m x 3.67m)

The lounge/diner is a generously sized and versatile room, beautifully presented with modern décor and carpeted flooring. It benefits from two central ceiling lights, two radiators for comfort, and excellent natural light thanks to French doors opening onto the rear garden and an additional rear-facing window. There is ample space to comfortably accommodate both lounge furniture and a dining table with chairs, or it can be utilised as an expansive living area.



Bedroom Three

9' 7" x 5' 1" (2.93m x 1.56m)

Bedroom Three is a comfortably sized room featuring a rear-facing window, carpeted flooring, a central ceiling light, and a wall-mounted radiator. It offers ample space for a single bed, making it ideal as a guest bedroom or, alternatively, a comfortable and quiet home office.



Bedroom Two

10' 6" x 7' 8" (3.19m x 2.34m)

Bedroom Two is a bright and spacious room positioned at the front of the property. It features a large window that allows plenty of natural light, carpeted flooring, a central ceiling light, and a wall-mounted radiator. The room comfortably accommodates a double bed along with freestanding furniture

Bedroom One

11' 3" x 9' 6" (3.42m x 2.90m)

Bedroom One is the largest of the bedrooms, enjoying a rear-facing window that floods the room with natural light. It features carpeted flooring, a central ceiling light with integrated fan, and offers ample space for a double bed and freestanding furniture. A bright and comfortable space, perfect as the main bedroom

Family Bathroom

9' 7" x 5' 3" (2.91m x 1.61m)

The family bathroom is well-appointed with fully tiled flooring and walls, offering a clean and modern finish. It features a front-facing window, a chrome heated towel rail, and a central ceiling light. The suite includes a bath with mains-fed hot and cold taps and an electric shower overhead, a ceramic sink with a chrome mixer tap, and a WC. Additional convenience is provided by a built-in storage cupboard.





FRONT GARDEN

The front garden features a spacious chipped area, offering low-maintenance outdoor space. It is partially enclosed with some fencing and includes an outside water tap. There is also space for bins and convenient access to the garage via an up-and-over door. The driveway provides off-road parking for two cars.

REAR GARDEN

The rear garden is generously sized and can be accessed through French doors, offering a seamless connection to the outdoors. It features a paved path that runs throughout, along with a combination of a chipped area and a grassy space. The garden is fully enclosed, providing privacy and security, and there is convenient rear access to the garage from the garden.

DRIVEWAY

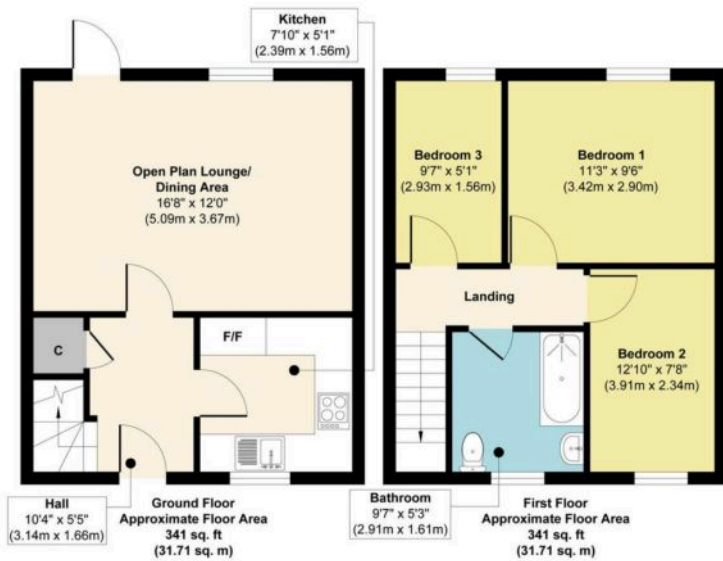
2 Parking Spaces

The driveway is situated in front of the garage and provides space for parking two cars. Alternatively, there are nearby laybys offering additional parking options.





15 Ochiltree Crescent, Mid Calder, Livingston, EH53 0RT

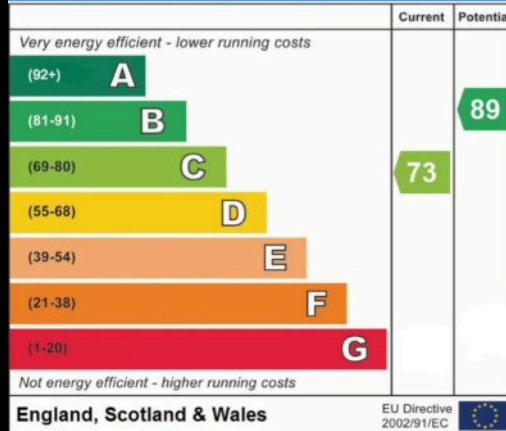


Approx. Gross Internal Floor Area 682 sq. ft / 63.42 sq. m

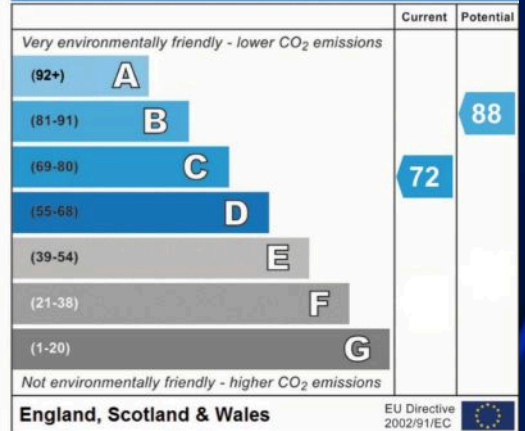
Illustration for identification purposes only. Measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating



Environmental Impact (CO₂) Rating





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