



27 Tennent Park, Mid Calder

Offers Over £459,000





## 27 Tennent Park

Mid Calder, Livingston

**\*\*Exceptionally Stunning Large Extended Five Bedroom Family Property\*\*** Carol Lawton and RE/MAX Estates Linlithgow are delighted to present this spacious detached home, ideally located in Mid Calder.  
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





### Entrance Hall

19' 9" x 5' 10" (6.01m x 1.78m)

Step into a beautifully welcoming entrance hall featuring stylish tiled flooring and fresh, modern décor. A full-height glazed window and a sleek PVC door flood the space with natural light, creating a bright and airy atmosphere. Contemporary ceiling spotlights and a chic vertical radiator add to the hall's modern appeal. Cleverly designed built-in under-stair storage maximizes functionality, while doors lead to the study/bedroom five, cloakroom WC, lounge, kitchen-diner, upper level, and the integral garage — making this an impressive and practical hub of the home.

### Lounge

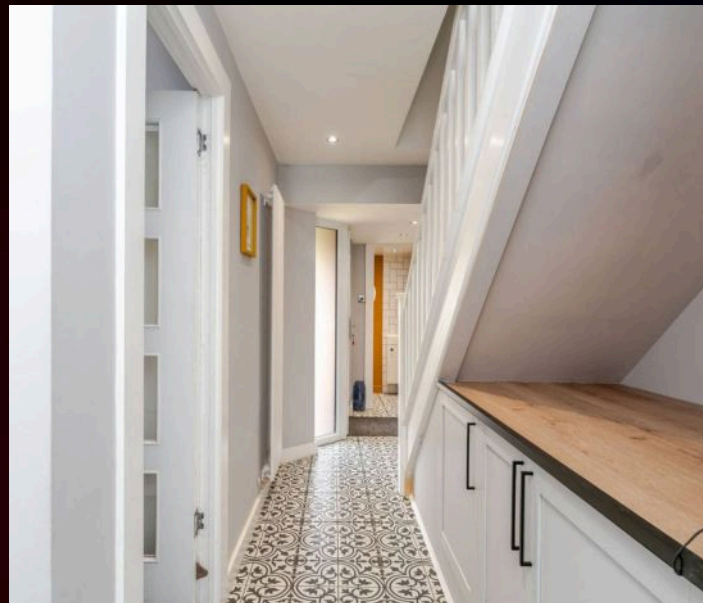
14' 11" x 12' 2" (4.56m x 3.72m)

This beautiful lounge is open-plan with the kitchen and dining area, creating a spacious and flowing living space. Stunning bi-folding doors flood the room with natural light and offer direct access to the garden. Modern vertical radiators and a stylish drop ceiling with surround lighting add a contemporary touch, while fresh décor and high-quality finishes complete the look. The combination of space, light, and elegant lighting features makes this lounge a truly impressive and inviting area for relaxation or entertaining.

### Kitchen/Diner

24' 0" x 11' 3" (7.32m x 3.44m)

This truly impressive kitchen area is the heart of the open-plan space, boasting high-spec finishes and exceptional functionality. The standout feature is the stunning central island, which includes an integrated dishwasher, wine fridge, generous storage, a breakfast bar with seating, and a sleek sunken sink with mixer tap and a Quooker-style hot water tap. It also features a burner gas hob with a pop-up extractor fan, a pop-up power point, and is beautifully finished with a luxurious quartz worktop and eye-catching pendant lighting. The kitchen is completed with a double integrated oven and grill, a large fridge freezer, engineered wood flooring, ceiling spotlights, and vertical radiators. Full-height bi-fold doors flood the space with natural light, making this an outstanding, modern, and highly functional kitchen designed for both everyday living and entertaining.







### Dining Area

25' 4" x 11' 5" (7.71m x 3.48m)

This truly beautiful dining area is seamlessly integrated into the open-plan layout with the lounge, creating a bright and welcoming space ideal for both everyday living and entertaining. Featuring elegant bi-folding doors that open to the garden and a skylight overhead, the room is bathed in natural light throughout the day. A modern vertical radiator and stunning feature pendant lighting add contemporary flair.

### Boot Room/Utility

7' 6" x 7' 1" (2.29m x 2.17m)

This excellent utility/boot room offers a practical and well-designed space, featuring a half-glazed door leading to the side of the property. It includes plumbing for a washing machine, a composite sink with a rinse hose mixer tap, and ample storage cupboards—perfect for keeping coats, jackets, and shoes neatly organised. Finished with engineered wood flooring, stylish splashback tiles, ceiling spotlights, and an extractor fan.

### Family Room/Second Reception

27' 6" x 11' 7" (8.39m x 3.52m)

This incredible second reception room is currently used as a family recreation space and offers a highly versatile layout. It features a large rear-facing window with French doors that open directly onto the garden, creating a seamless indoor-outdoor flow. Additional access is provided via a sliding door from the kitchen. The room is beautifully finished with real engineered wood flooring, ceiling spotlights, a vertical radiator, and fresh, modern décor.



### Bathroom

6' 1" x 5' 9" (1.86m x 1.76m)

This modern and stylish family bathroom has been newly finished to a high specification, offering both elegance and practicality. It features a side window that brings in natural light, complemented by ceiling spotlights and sleek laminate flooring. The space is enhanced with contemporary splashback wall tiles and premium black fittings throughout. A floating vanity sink with a waterfall mixer tap, WC, and an LED demister mirror add to the luxurious feel. The full-size bath includes a powerful mains shower with a rainfall shower head and an additional handheld shower, all enclosed by a sleek glass screen.





### Cloakroom Wc

5' 6" x 3' 5" (1.67m x 1.03m)

This handy downstairs cloakroom is stylishly finished and thoughtfully designed, featuring a unique porthole-style window that adds character and natural light. The space boasts modern tiled flooring, fresh décor, and striking London brick-style splashback tiles for a contemporary touch. A sleek black heated towel rail, vanity sink with mixer tap, and WC are complemented by modern black fittings throughout, while ceiling spot lighting enhances the clean and modern aesthetic—making this a standout and practical addition to the home.

### Bedroom 5/Office

10' 5" x 9' 4" (3.18m x 2.84m)

This versatile fifth bedroom is currently used as a home office, offering a quiet and comfortable workspace. Featuring a front-facing window that allows plenty of natural light, it is finished with carpeted flooring, a radiator, and fresh, neutral décor. Generously sized, it can easily be converted into a double bedroom if desired, making it a flexible space suited to a variety of needs—whether as a guest room, study, or additional bedroom.

### Stairs & Landing

The staircase and landing are finished with soft carpet flooring, offering comfort and warmth underfoot. The spacious landing provides access to the attic and leads to four generously sized bedrooms and the family bathroom. A radiator ensures the space remains cosy and inviting, making it a practical and well-connected upper level of the home.

### Master Bedroom

12' 2" x 9' 6" (3.70m x 2.90m)

The good-sized master bedroom features a front-facing window that fills the room with natural light and offers pleasant views. It includes double fitted wardrobes providing ample storage and convenient access to a private en-suite bathroom. Finished with carpet flooring, a radiator, and a stylish feature centre light, this inviting room combines comfort and functionality, creating a perfect retreat.







### En Suite

7' 9" x 5' 1" (2.36m x 1.56m)

This lovely, modern en suite shower room is both stylish and functional, featuring sleek tiled flooring and striking London brick-style wall tiles that add texture and character. It boasts a contemporary walk-in shower cubicle fitted with a mains-powered rain shower head and an additional handheld shower for added convenience.

### Bedroom 2

11' 9" x 9' 5" (3.57m x 2.88m)

This generously sized second bedroom enjoys a peaceful rear view overlooking the garden, creating a bright and relaxing atmosphere. It features double fitted wardrobes for ample storage, soft carpet flooring, a radiator, and fresh, neutral décor. Ceiling spotlights add a modern touch, making this a comfortable and well-presented room—ideal as a guest bedroom, child's room, or additional double bedroom.

### Bedroom 3

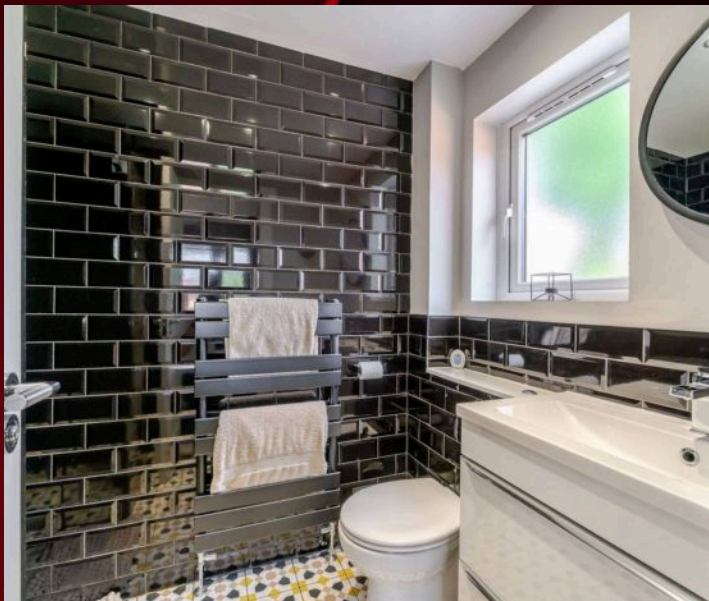
10' 10" x 8' 8" (3.31m x 2.63m)

Bedroom three is an excellent-sized double room, featuring fitted wardrobes that offer convenient built-in storage. A rear-facing window provides lovely garden views and plenty of natural light. The room is finished with soft carpet flooring, a radiator, ceiling spotlights, and fresh, neutral décor—creating a bright and comfortable space ideal for a bedroom, guest room, or even a stylish home office.

### Bedroom 4

9' 1" x 8' 6" (2.76m x 2.59m)

Bedroom four is a good-sized double room featuring a front-facing window that brings in plenty of natural light. The room offers ample space for free-standing furniture, making it both versatile and functional. Finished with soft carpet flooring, ceiling spotlights, and a radiator, it's a bright and comfortable space—perfect as a bedroom, home office, or guest room.







## REAR GARDEN

What an exceptionally lovely rear garden with different levels, making it visually appealing with its mature trees, shrubs, and decorative walls. The neat lawn area and practical paving create a perfect balance of beauty and functionality. The outdoor tap and lighting make it convenient for gardening and hosting gatherings, while the large patio and barbecue area provide the ideal setting for enjoying outdoor meals. The newly built pergola with composite decking promises a cozy space for relaxation, and the shed gifted by the owners adds extra storage. Fully enclosed and facing south, this garden offers privacy and ample sunlight for plants to flourish. With all these features combined, this garden is truly an amazing outdoor haven.

## GARAGE

Single Garage

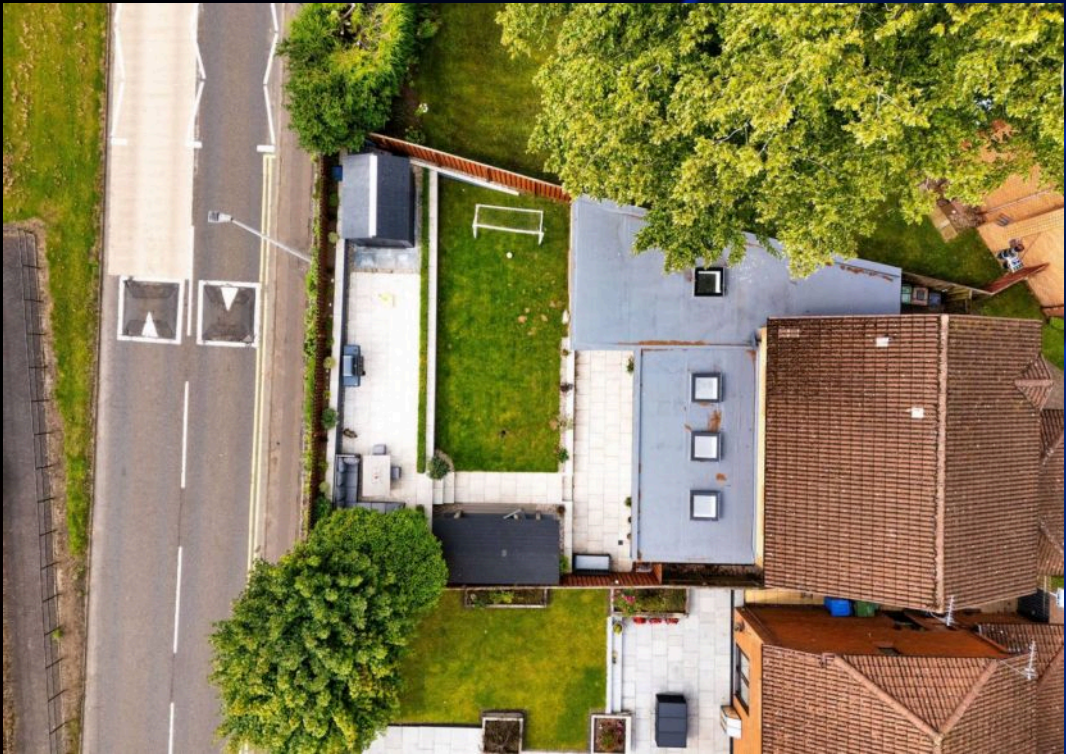
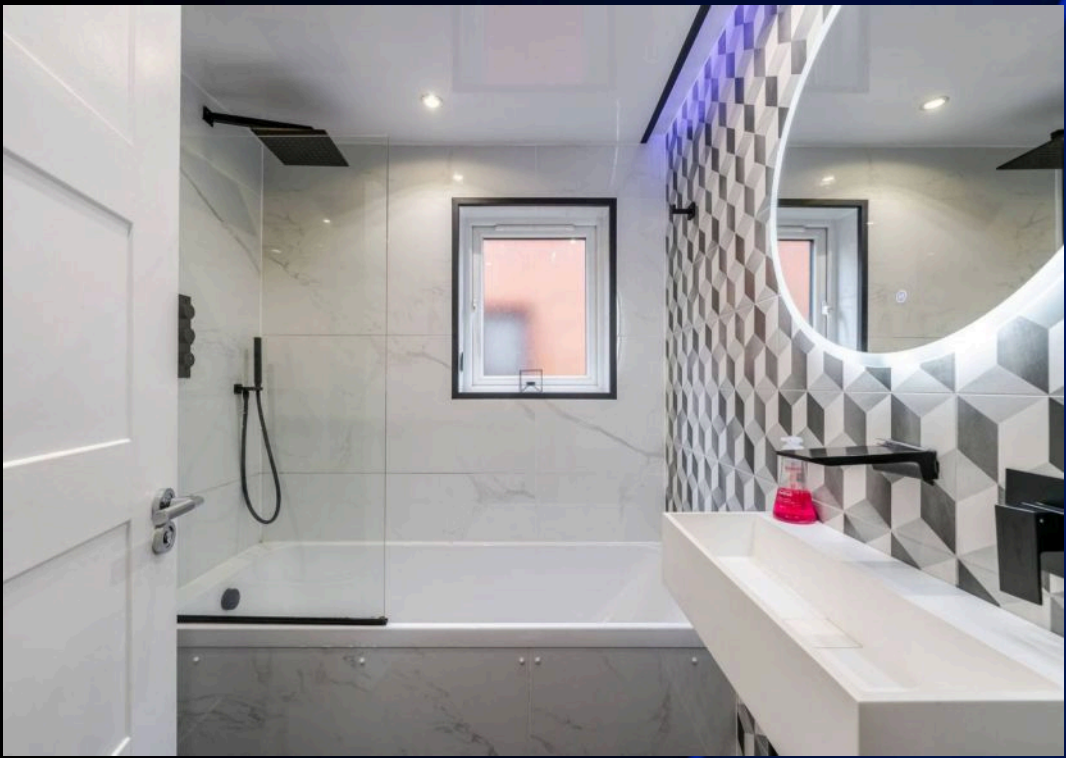
The property boasts a good-sized garage with an up-and-over door, providing secure and practical storage or parking space. It is fully equipped with power and features sturdy shelving, offering excellent storage solutions. The garage also benefits from an integral door that provides convenient internal access to the property.

## DRIVEWAY

3 Parking Spaces

This property features a generously sized monoblock driveway that offers low-maintenance convenience and ample parking for several vehicles. Ideal for families or guests, the spacious layout ensures easy access and maneuverability. Additionally, the driveway is equipped with an electric car charging point, making it perfectly suited for modern, eco-conscious living.







27 Tennent Park, Mid Calder, Livingston, EH53 0RF



Approx. Gross Internal Floor Area 2240 sq. ft / 208.19 sq. m

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+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 78                      | 81        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

## Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92+) <b>A</b>                                                  |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                | 77                      | 77        |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England, Scotland & Wales                                       | EU Directive 2002/91/EC |           |





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