



# 131 Spottiswoode Gardens, Mid Calder

Offers Over £159,500



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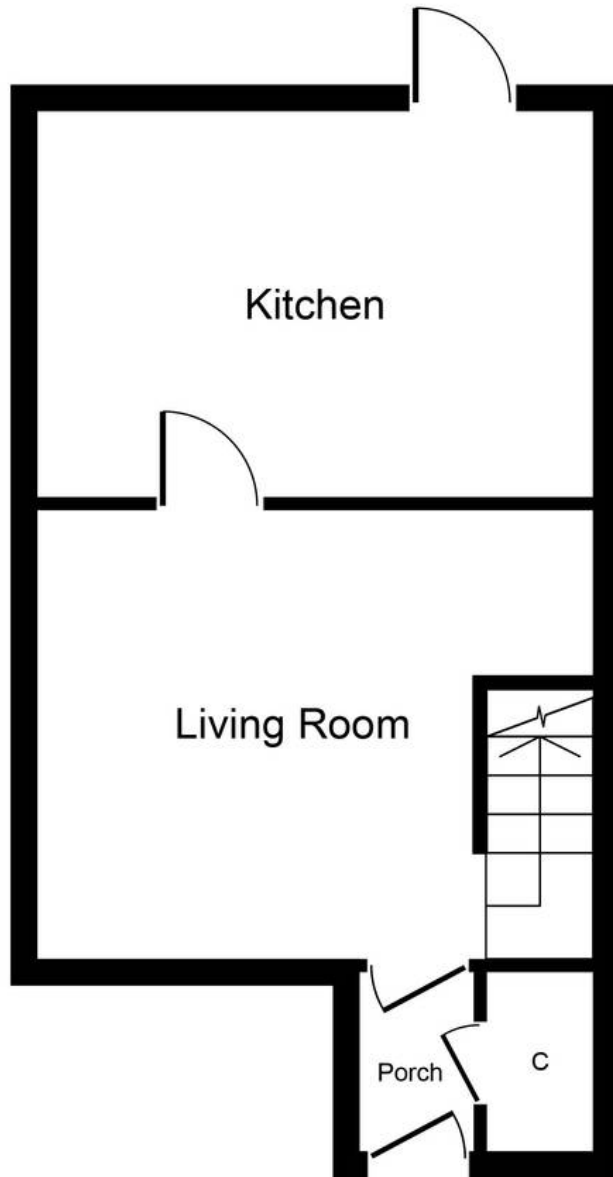
Mid Calder, Livingston

Desirable village location. Two Bed Semi detached property. Features spacious monobloc driveway and garage. Modern kitchen. Private low-maintenance garden with serene wooded backdrop. Ideal for families and professionals seeking comfort, style, and convenience.

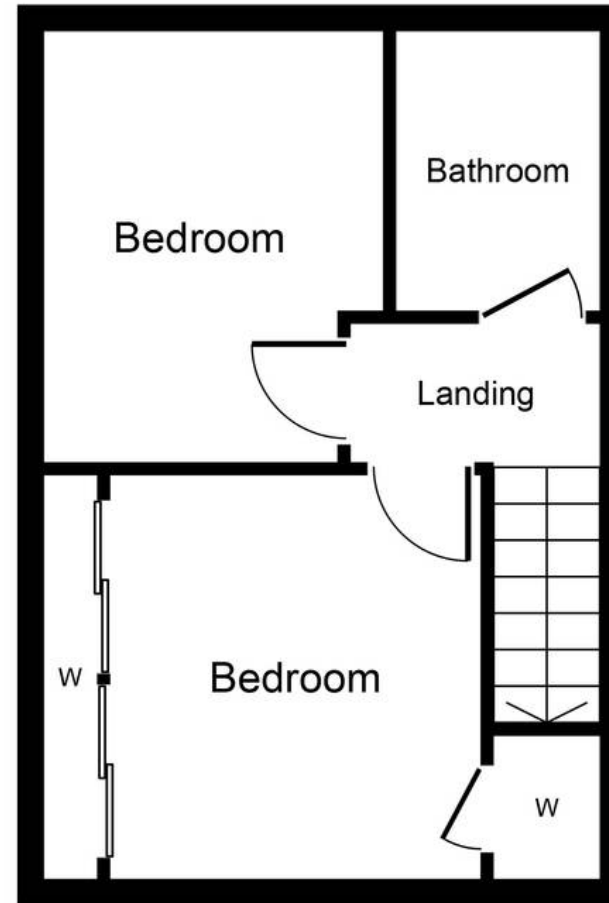
Tenure: Freehold

- Two Double Bedroom Semi detached property in desirable location
- Spacious Monobloc Driveway parking
- Single Garage
- Low Maintenance private rear garden
- Modern High Gloss fitted Kitchen
- Well sought after Village location with excellent commuter links close-by





**Ground Floor**  
**Approximate Floor Area**  
**316 sq. ft.**  
**(29.3 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**288 sq. ft.**  
**(26.8 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## **KnightBain Estate Agents**

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