



16, Almondside, Mid Calder,
West Lothian, EH53 0AZ



RE/MAX PROPERTY

Set in this desirable location, this spacious property is a credit to its current owner. Nestled in a peaceful location, this fabulous 4-bedroomed home is in genuine walk-in condition.

Mid Calder is a popular village, with a great sense of community. Ideally placed for the commuter. It has easy access to the A71 and Edinburgh bypass and the M8 and the M9 network. The closest railway links are at Kirknewton or Livingston South; a regular bus service operates to Livingston and Edinburgh from the village and Edinburgh Airport is only 10 miles away. The local amenities include a village shop, hairdressers, takeaways, restaurant, community hall, bowling club and public houses as well as play parks. The Almondell and Calderwood Country Park and Cunnigar Park are easily accessible. The local school is at Mid Calder primary which also houses the nursery and the catchment secondary school is at West Calder High. The adjacent village of East Calder provides a health centre, a library, a pharmacy, a bowling club and a sports complex. Livingston town centre is a short drive away which has a more extensive range of shopping and other facilities.

Front Garden and Garage

The welcoming approach has a good sized driveway leading to the garage, which has an up and over door and power and light. The garden is mainly laid with grass with some planting in the beds. There is a pathway with steps leading to the front door and access to the rear via a side gate.

Entrance Hallway

Entry to this inviting hallway is through a half-glazed UPVC door allowing natural light to enter. The modern décor begins with walls decorated in neutral tones and laminate to the floor. Two ceiling lights, power points, a telephone socket, a hard-wired smoke detector and a radiator.

Lounge

6.141m x 3.134m (20'01" x 10'03")

This superb room has been decorated with neutral tones to the walls and laminate to the floor. A dual aspect is created with windows to the front and rear of the property allowing lots of natural light into the room, being further enhanced by two lots of ceiling lighting. The fireplace has a white marble hearth and backplate with a wooden surround and features a living flame gas fire – the chimney/flue is lined and capped. Two radiators, a television aerial socket, a carbon monoxide detector and power points are also provided.





Breakfasting Kitchen

5.130m x 3.275m (16'09" x 10'08")

This fabulous room is bright and airy with views over the rear garden through the windows and glazed door. There is an abundance of wall and floor mounted units with white frontages and complimentary work surfaces. Decorated with white painted walls, vinyl to the floor and blue tiled splashbacks. The electric double oven, four-ring gas hob, extractor, an integrated dishwasher and tumble dryer will all be included in the sale, the washing machine and fridge-freezer will be gifted. The sink area comprises of a one and a half granite sink with mixer tap and drainer. Recessed ceiling down lights, a radiator and power points.

Family Room

5.139m x 2.881m (16'10" x 09'05")

This splendid room has been decorated with neutral tones to the walls and a laminate to the floor. The windows to the front of the property provide views of the surrounding area and allow lots of natural light into the room. Ceiling lighting, a radiator and power points are also provided.

Shower Room

1.922m x 1.864m (06'03" x 06'01")

Located on the ground floor, this delightful room has white tiling to the floor, blue tiled splashbacks and neutrally painted walls. The white suite comprises of a wall mounted thermostatic shower in a shower cubicle, a close coupled toilet and a pedestal sink. A window to the rear of the property allows natural light into the room and this is further complimented by ceiling lighting. An extractor fan and a radiator complete the room.

Stairs and Landing

The contemporary décor continues with neutral carpets to the stairs and landing with neutrally painted walls. There is access to the two attics, one of which is partially floored, has power, light, smoke detector and houses the combi boiler. Two ceiling lights, a hard-wired smoke detector and a single power point are included.

Double Bedroom One

3.725m x 2.947m (12'02" x 09'08")

This fantastic room has neutrally painted walls and a cream carpet to the floor. There are integrated triple mirrored wardrobe providing hanging and shelving space. Windows to the front of the property allow in lots of natural light and there is ceiling lighting. An integrated over stairs cupboard, a radiator and power points are provided.

Double Bedroom Two

3.191m x 2.615m (10'05" x 08'06")

This bright room has been finished with neutral tones to the walls and a neutral carpet to the floor. The windows to the rear of the property allow in natural light and this is further complemented by a ceiling light. The integrated triple mirrored wardrobes provide hanging and shelving space. An integrated cupboard, power points and a radiator complete the room.

Double Bedroom Three

5.128m x 2.406m (16'09" x 07'10")

This wonderful room has been finished with one feature wall and is painted on the remaining walls with a fully fitted cream carpet to the floor. The windows to the rear of the property allow in natural light and this is further complemented by a ceiling light. Integrated double mirrored wardrobes provide hanging and shelving space. Power points, a television point and a radiator are also provided.

Double Bedroom Four

5.132m x 3.082m (10'01" x 16'01")

This charming room has been finished with a cream carpet to the floor, two feature walls and is neutrally painted on the remaining walls. The windows to the front of the property allow in natural light and this is further complemented by a ceiling light. Integrated double mirrored wardrobes provide hanging and shelving space. Power points, a television point and a radiator are also included.

Family Bathroom

1.968m x 1.739m (06'05" x 05'08")

This delightful bathroom has neutrally painted walls, tiled splashbacks and tiling to the floor. The white suite comprises of wall mounted thermostatic shower over a 'P' shaped bath, a close coupled toilet and a pedestal sink. A window to the rear of the property allows natural light into the room and this is further complimented by recessed ceiling downlights. An extractor and chrome ladder radiator completes the room.

Rear and Side Garden

The amazing, south facing garden has been carefully designed to create interest in every area. With a decorative pathway, grassed areas, paved areas and some mature planting, this garden is a delight. It makes an excellent space to sit and relax or entertain. The garden is fenced on all sides making this a safe and secure area. Situated in the side garden are raised gravel covered vegetable beds and the garden shed, which will be included in the sale.

Additional Items

All fitted floor coverings and the kitchen items mentioned are included in the sale, as well as the garden shed. The washing machine will be gifted in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING Arrange an appointment through RE/MAX Property Livingston on 01506 680098 or with Sharon Campbell direct on 07960996670.

OFFERS All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

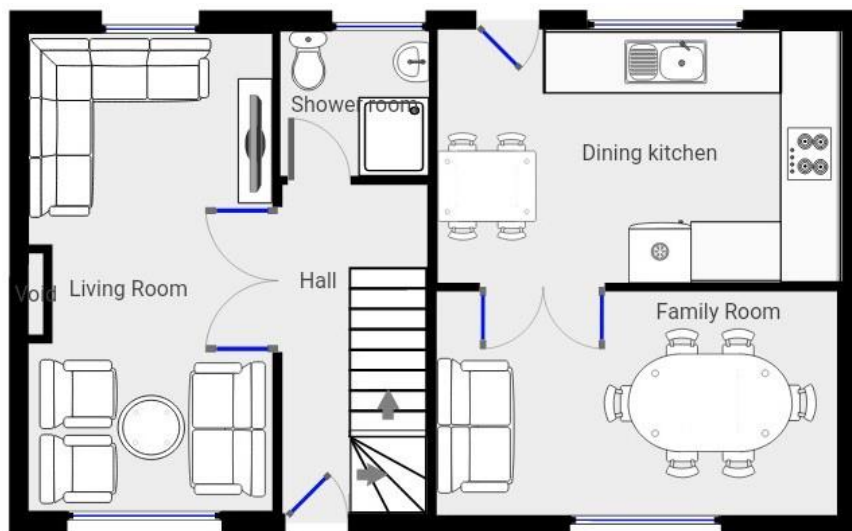
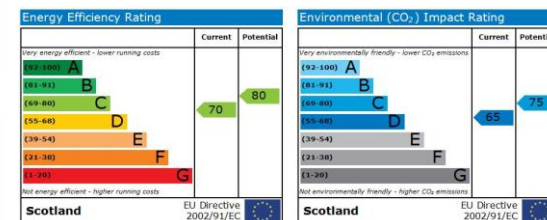
INTEREST It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.





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