



10 The Steading
MID CALDER | LIVINGSTON | EH53 0HH


warners
solicitors & estate agents



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Seldom available and beautifully presented steading conversion situated within a prestigious courtyard development in the conservation village of Mid Calder. Set over three levels, the property retains its charm and effortlessly blends many original features, including sandstone pillars and archways, with contemporary modern living and comprises of an entrance vestibule, hall with study area, fantastic sitting/dining room which allows an abundance of natural light and is open plan to the contemporary dining kitchen, with feature island and wall to wall windows with door providing access to the communal courtyard. The staircase from the sitting room provides access to a double bedroom and shower room, with a further staircase off the hallway providing access to two double bedrooms, one of which is located in the tower, and family bathroom. The property further benefits from gas central heating and externally, a private garden, lovely fully enclosed landscaped communal courtyard, and two allocated parking spaces.

- Charming steading conversion
- Sitting/dining room open plan to kitchen
- Modern dining kitchen with central island
- Bright dual aspect , principal bedroom
- Two further bedrooms
- Bathroom with electric shower over bath with vanity sink unit
- Shower room
- Gas central heating
- Private garden
- Attractive landscaped courtyard
- Two allocated parking spaces

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances, light fixtures, blinds and curtains are included in the sale.

Other pieces of furniture are available by separate negotiation with the seller

EPC Rating C

The subjects are located in the West Lothian village of Mid Calder is within easy reach of Uphall Railway Station, providing links to Edinburgh and Glasgow, and it is close to the A71 providing access to the main motorway network. Livingston is close by and has an excellent range of shopping facilities which include the new McArthur Glen Designer Outlet Centre and the Almondvale Shopping Centre. Livingston also has a good range of leisure facilities including a cinema. The West side of Edinburgh, including the Gyle shopping centre is also within easy reach.





For details of the total internal floor area, please refer to the Income Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.
Plan 9/2021
Plan produced using PlanIt.