




COULTERS<sup>©</sup>

# 166 MARYFIELD PARK

MID CALDER, LIVINGSTON, EH53 0SD

 2 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

166 Maryfield Park is an extremely engaging, beautifully presented mid-terraced home, situated in the popular village of Mid Calder. The property has been a much loved home, tastefully decorated in a contemporary palate which elegantly combine with the fixtures and fittings to create a desirable home. There are smart, well presented front and rear gardens to be enjoyed in favourable weather conditions!

Opening onto a handy entrance vestibule, the short hall leads onto the gorgeous sitting room, which has space for seating area, in addition to a table and chairs.

## KEY FEATURES



Charming, immaculately presented mid-terraced house.



Two beautiful double bedrooms.



Private front and rear gardens.



On street resident's parking.



Situated in the sought after area of Mid Calder.



Excellent local amenities nearby.

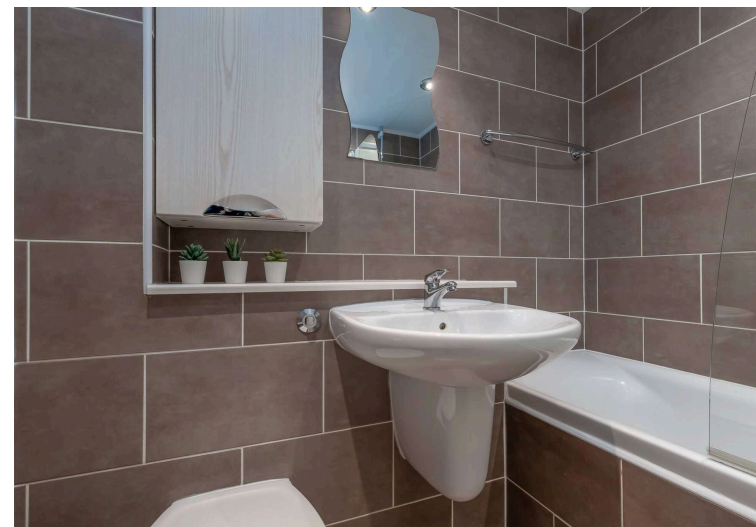


EPC Rating - C



Council Tax Band - C



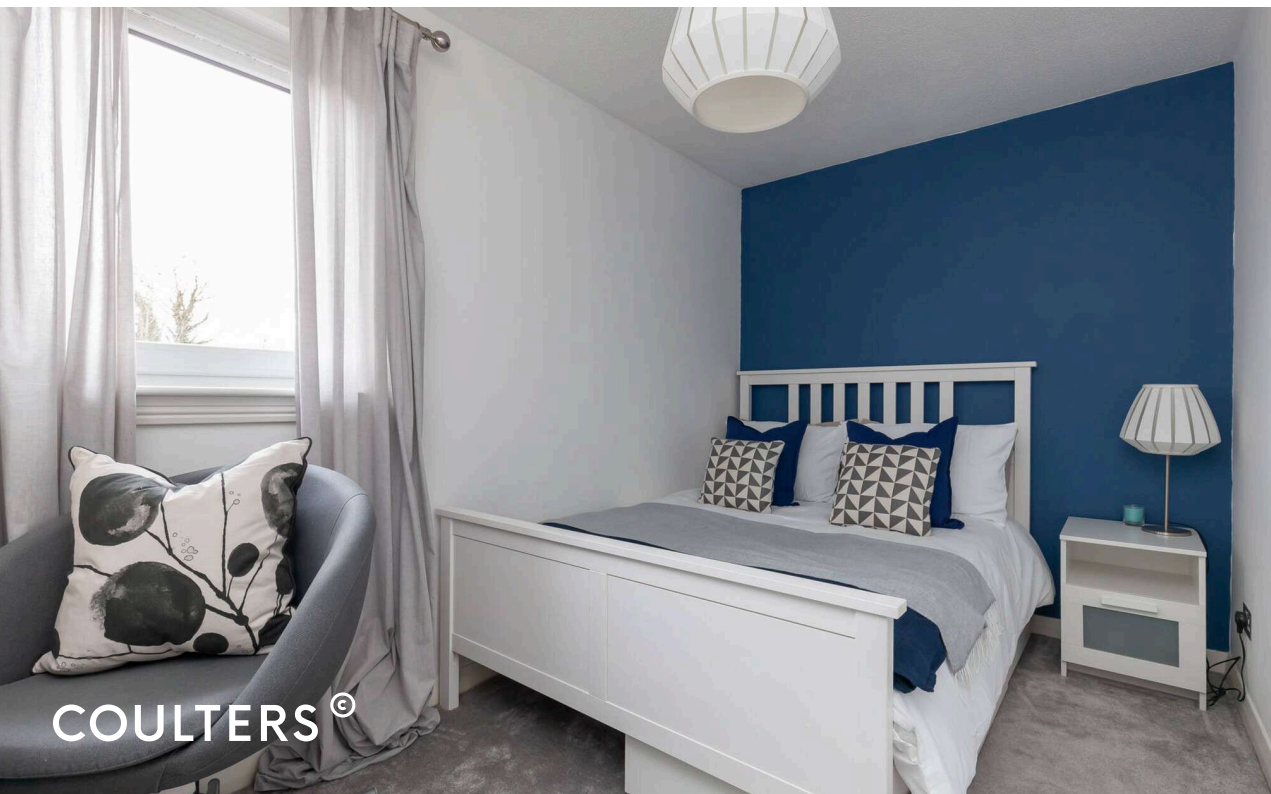


The kitchen looks out to the rear garden and is fitted with wall and base mounted cabinetry, with a contrasting black roll top worktop. The integrated appliances include; a gas hob, electric oven, extractor hood, washing machine and a freestanding fridge/freezer. A door to the rear garden is also located here. On the first floor are two delightful double bedrooms (including fitted wardrobes in bedroom one) and a lovely family bathroom with a white three piece suite comprising; bath (with shower over), WC and wash hand basin. Heating and hot water are provided by gas central heating and there is double glazing.

Externally there is a front garden with established and varied planting flanking the path leading to the front door. To the rear is a very tidy enclosed garden with a pergola, artificial grass, mono-blocked patio area and a shed.







## THE LOCAL AREA

Mid Calder is a popular village in West Lothian which sits quietly on the outskirts of Livingston, southwest of Edinburgh. Ideally placed for the commuter, it has easy access to the A71, Edinburgh city bypass and the M8 and the M9 network.

The village amenities include a village shop, hairdressers, Post Office, takeaway, community hall and public houses as well as a play park. Livingston town centre is a short drive away which has a more extensive range of shopping and facilities including the Livingston Designer Outlet, The Centre Livingston and supermarkets such as Asda Supercentre and an Aldi.

The local area offers many greenspaces including Almond Park, Almondvale Park and Bankton Ashy Park, to name a few.

The property sits in the catchment area for Mid Calder Primary School, just a short walk away, and West Calder High School.

Mid Calder is well-served by public transport with a regular bus service to Livingston and Edinburgh, railway links at Livingston South and Kirknewton and with Edinburgh Airport just 10 miles away.

## EXTRAS

The garden shed, all blinds, light fittings, fitted flooring, freestanding fridge/freezer and integrated appliances are included in the sale price.

**HOME REPORT VALUATION: £155,000**



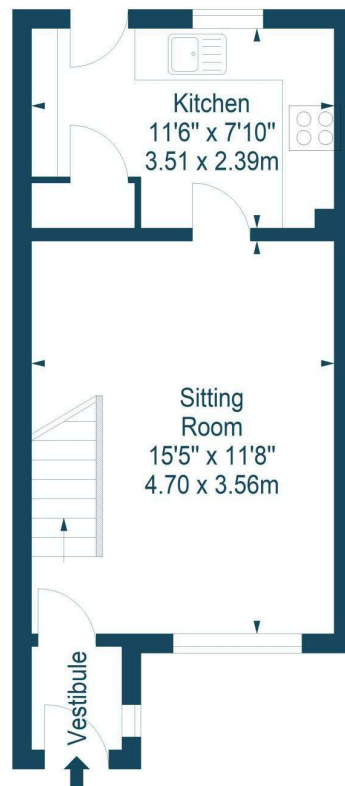




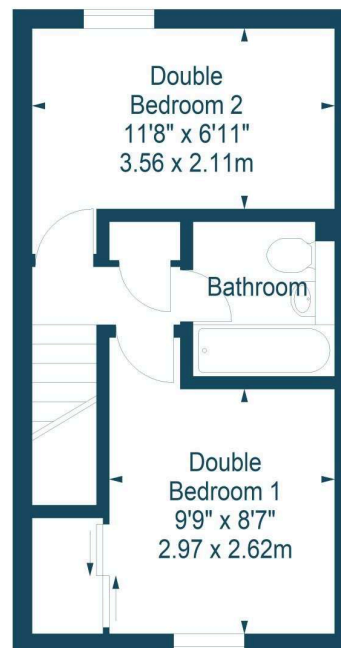
Maryfield Park,  
Mid Calder,  
Livingston,  
West Lothian, EH53 0SD



Approx. Gross Internal Area  
568 Sq Ft - 52.77 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



First Floor

## GET IN TOUCH



[www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)



0131 603 7333



[enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.