



REMAX
Property

70 Braeside Park, Mid Calder, EH53 0SN



This fantastic 3 Bedroom Semi Detached home in Braeside Park provides comfortable living in a desirable location.

Set within a popular family-friendly development, this beautifully presented 3 bed home offers practical and well-proportioned accommodation throughout. The inviting entrance leads into a bright, front-facing lounge, while the kitchen to the rear provides direct access to the garden, creating an ideal space for everyday living and entertaining.

Upstairs, the main bedroom benefits from fitted storage, alongside a generous second bedroom, plus a study or nursery or single bedroom with a modern family bathroom. Outside, the private rear garden features a patio and lawn, offering a private and practical outdoor space. This property is ideal for buyers seeking a blend of space and charm with lots of character, all within easy access of the local amenities. Sharon Campbell and REMAX are delighted to bring this wonderful property to the market.

Situated in the highly sought-after semi conservation town of Mid Calder, which retains its unique village atmosphere, with a great sense of community, and is 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 two village shops, a pharmacy, 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 local nursery and the catchment secondary school is at West Calder High. The adjacent village of East Calder provides a health centre, a library, 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. Mid Calder perfectly combines village charm with modern convenience, making it a desirable place to call home.

Tenure: Freehold

Council Tax Band: D

EPC: C

No Factor Fee's

Front Garden and Garage

This corner plot provides a superb outdoor space with a mono-blocked driveway flowing into access to the front door. A lawned garden is edged with planting to the front and side in border beds. Access to the rear is gained via a charming archway to the side of the property. The planting includes fruit trees, with apples and pears, plus shrubs and flowering plants. A truly bespoke garden. The garage, (5.397m x 2.509m (17'08" x 08'03")) provides superb storage and currently houses built in shelving, with power, lighting, a roller door to the front plus access inside via an internal door and a second attic for even more storage solutions.

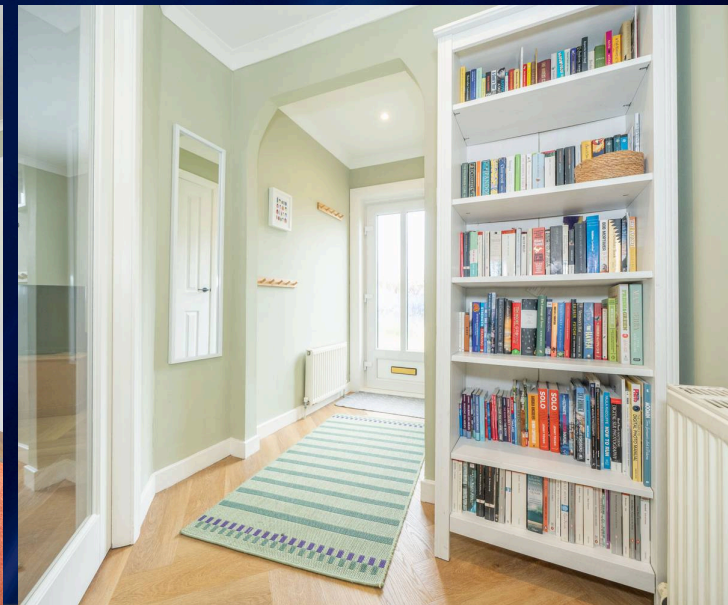
Entrance Hallway

Welcoming you inside is décor finished with a homely feel whilst embracing modern elements. The chevron style flooring flows seamlessly through the ground floor, which blends well with the painted walls. A glazed front door allows in lots of natural light, whilst recessed ceiling downlights provide further illumination. A large, fitted cupboard provides storage and the generous size of the hallway allows for furniture plus cloakroom space. An angled door leads through to the lounge. A radiator and a smoke detector are included.

Lounge

3.825m x 4.954m (12'07" x 16'03")

A creatively designed room which oozes character with its large front facing window and angled walls. The front-facing lounge features chevron-style flooring and neutrally painted walls. A radiator, power points, a ceiling light, a carbon monoxide detector and a smoke detector finish the room.





Dining Kitchen

4.831m x 2.900m (15'10" x 09'06")

Positioned to the rear of the property, with lovely views of the garden through double doors and a large window. An ideal place to spend lots of quality time, with open seating in the dining area plus a breakfast bar, for more casual dining. This modern kitchen is fitted with a range of coloured wall and floor mounted units, complemented by real wood worktops. The tiled splashbacks co-ordinate with the neutrally painted walls and chevron-style flooring. Appliances include: an induction hob, a mid-height double oven, a cooker hood, a dishwasher and an under-counter refrigerator, which will all be included in the sale. The sink area includes a porcelain sink one and a half sink with drainer and mixer tap. There is ample space for a family dining table and chairs. A radiator, under unit lighting, recessed downlights, two ceiling pendant lights, a heat detector and multiple power points complete the room.

Utility Room

2.647m x 2.445m (08'08" x 08'00")

Delighted to see the quality units continuing through to this very spacious utility room. The chevron-style flooring continues along with the neutrally painted walls. The is under counter space for a washing machine and an upright fridge-freezer. A useful second sink in stainless steel with drainer board provides a practical room, along with the internal door to the garage. Natural light floods into the room with a half-glazed door and rear facing window. A ceiling mounted light, a radiator and power points are supplied.



Stairs and Landing

A beige carpeted staircase rises to the upper landing, where the carpet continues. A large cupboard provides further storage solutions. Finished with painted walls, an attic hatch, recessed ceiling downlights and a smoke detector.

Principle Bedroom

4.112m x 2.438m (13'06" x 08'00")

This front-facing room has a truly tranquil feel. Finished with a fully fitted carpet to the floor and white walls, a sense of calm is bestowed. An abundance of storage with large, built-in wardrobes with mirrored sliding doors. A window overlooking the front of the property, a radiator, ceiling lighting and power points complete the room.

Second Bedroom

2.880m x 2.865m (09'05" x 09'05")

A generous and versatile double room, well suited as a child's room or a guest bedroom. Decorated with beige carpeting and neutrally toned walls. A rear-facing window provides an outlook over the garden. A radiator, a ceiling pendant light and power points complete the room.

Family Bathroom

1.930m x 1.843m (06'04" x 06'01")

This amazing boutique-style bathroom is fitted with a white suite comprising of a bath, with side taps, plus an electric shower above; a close coupled toilet and an inset sink, set within a wall mounted vanity unit. Coordinating crisp white tiling surrounds the bath and continues on most of the walls, with a complimentary painted feature wall. Tiled flooring, a opaque glazed window, an extractor fan, recessed downlights and a chrome ladder radiator complete the room.





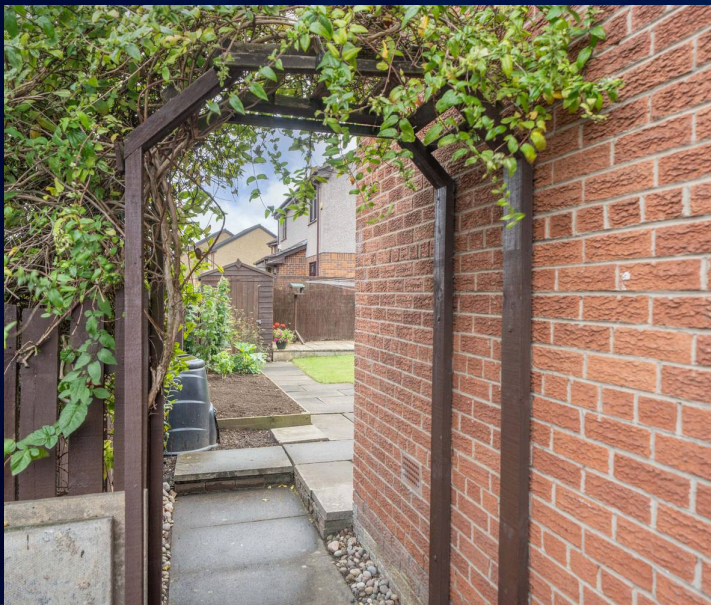
Third Bedroom

3.195m x 2.308m (10'06" x 07'07")

A great room which is currently used as a nursery but would also suit as an office or study room or single bedroom. The neutral tones on the walls and carpeted floor allow for a move in ready room. Useful storage is provided by a built-in wardrobe. A window overlooks the front of property whilst a ceiling mounted pendant light, a radiator and power points are included.

Rear Garden

The fully enclosed rear garden is spacious and very private. Designed with paving immediately outside the double doors, to allow for relaxation and entertainment, with the remaining garden finished predominantly in grass. The border beds and planting provide a low maintenance garden, with some planting of mature trees, shrubs and flowering plants. The garden shed will be included in the sale.



Additional Items

Tenure: Freehold. **Council Tax Band:** D. **Factor Fee:** None
All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included 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 REMAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

OFFERS

All offers should be submitted to: REMAX Property, REMAX House, 13b, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555.

INTEREST

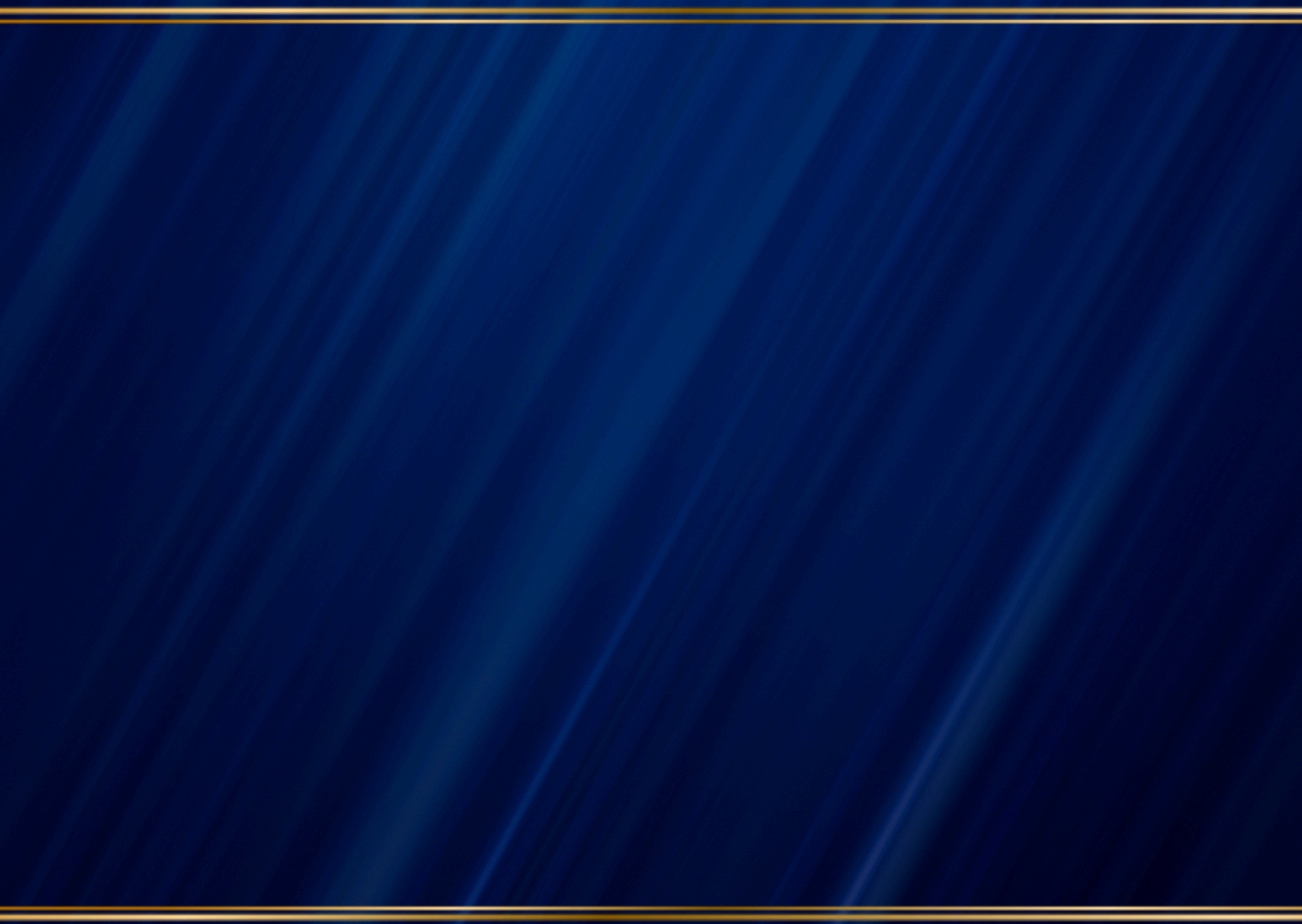
It is important your legal adviser notes your interest; otherwise, this property may be sold without your knowledge.

THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960 996670.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	77	80
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England, Scotland & Wales			England, Scotland & Wales		





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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.