

53 Braeside Park

LIVINGSTON, MID CALDER, WEST LOTHIAN, EH53 0SL



Stylish, walk-in condition, three-bed home with south-west facing garden and superb open-plan living



0131 524 9797



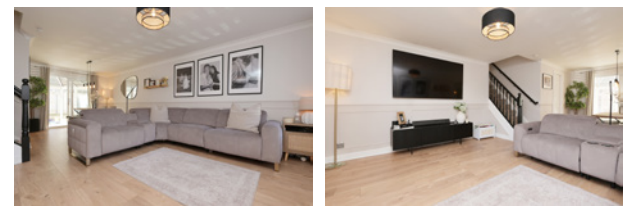
www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present Braeside Park to the market. A beautifully presented family home offering stylish, walk-in condition living with a layout designed for both everyday comfort and entertaining, perfectly suited to a range of buyers from first-time purchasers to growing families or those looking to downsize without compromise.

THE LIVING ROOM



On arrival, the welcoming entrance hallway sets the tone, leading through into a bright and spacious open-plan living and dining area. This is a superb sociable space, finished in a modern, neutral palette and offering generous proportions for both relaxation and hosting. The room flows seamlessly into the conservatory, creating an additional living area that enjoys a lovely outlook across the south-west facing garden and enhances the connection between indoor and outdoor living.

THE CONSERVATORY



THE KITCHEN



The kitchen is sleek and contemporary, fitted with modern cabinetry, integrated appliances and striking tiled splashbacks, all complemented by excellent worktop space. A separate utility room adds further practicality, keeping the main kitchen space streamlined and functional. Completing the level is a convenient WC positioned just off the entrance.



THE UTILITY & WC





Upstairs, the property continues to impress with well-proportioned accommodation and a bright, airy feel throughout. The principal bedroom is particularly generous, complete with fitted storage and a stylish en-suite shower room. The remaining bedrooms are beautifully presented and offer excellent flexibility for family living, guest accommodation or home working. A modern family bathroom serves this level, finished to a high standard with both bath and separate shower.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



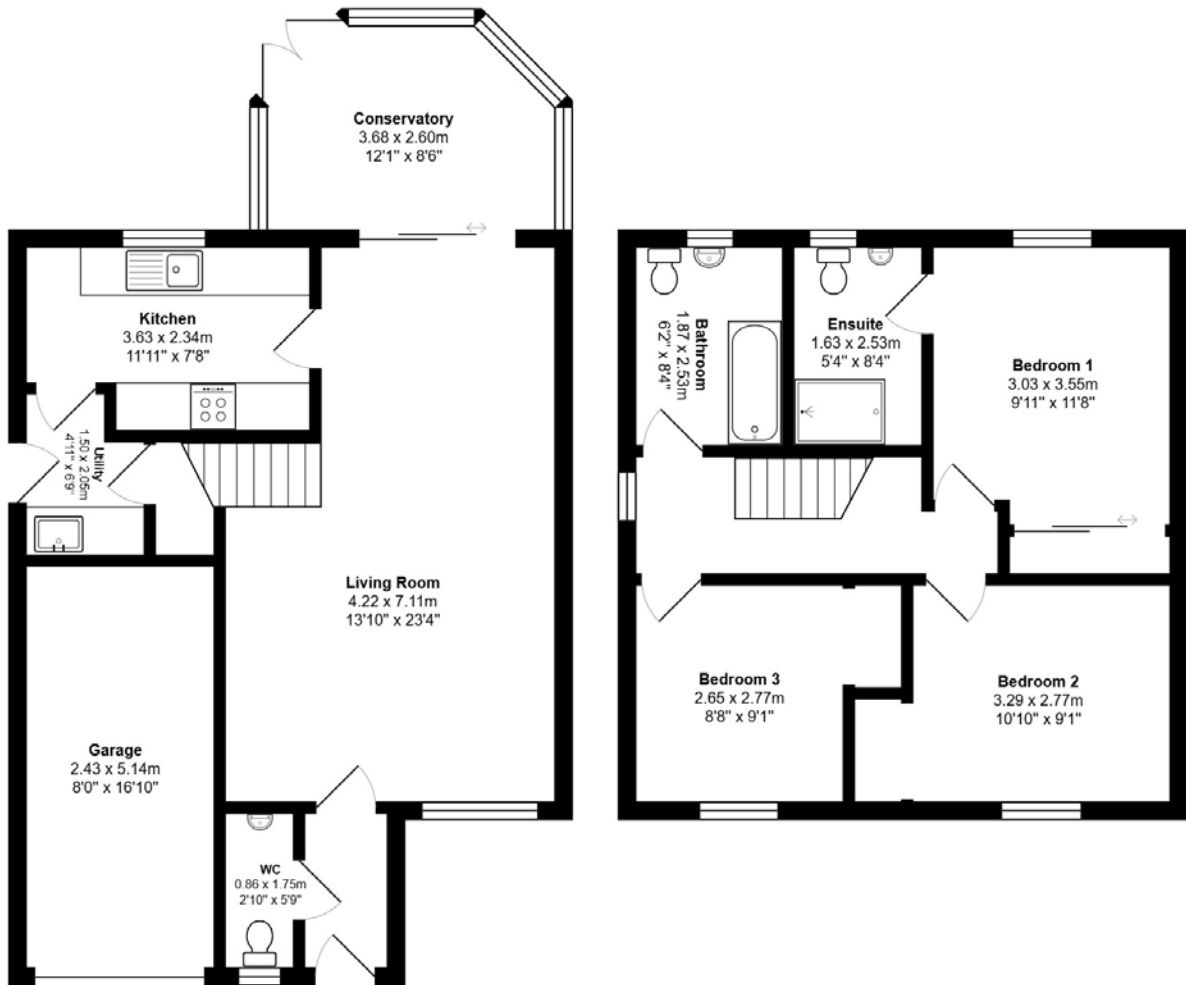
Externally, the south-west facing rear garden is designed with ease of maintenance in mind, featuring a combination of patio and gravelled areas that provide the ideal setting for outdoor dining, entertaining or simply enjoying the afternoon and evening sun. To the front, a monobloc driveway and integrated garage offer excellent parking and additional storage.

With its turn-key finish, versatile layout and sun-filled south-west facing garden, this is a home that effortlessly combines style, comfort and practicality, ready to be enjoyed from day one.

EXTERNALS

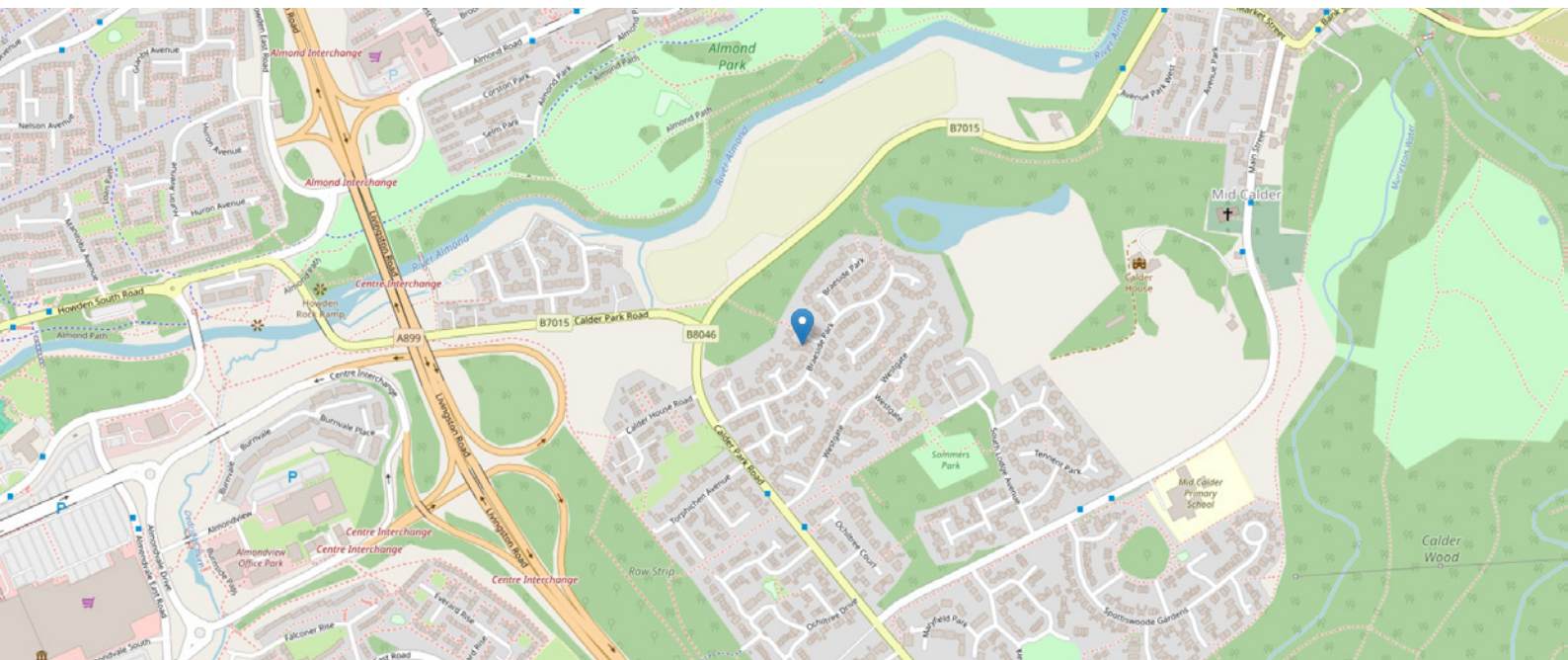


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 92m² | EPC Rating: C



THE LOCATION

Mid Calder is widely regarded as one of the most desirable places to live in Livingston, offering a perfect balance between traditional village charm and modern convenience. The heart of the village centres around a selection of local shops, cafes and everyday amenities, all contributing to a strong sense of community that continues to attract buyers seeking a more relaxed, village-style setting without sacrificing accessibility. The wider Livingston area further enhances the appeal, offering an excellent range of retail, leisure and dining options, including Livingston Designer Outlet, one of Scotland's largest shopping destinations. There are also a number of supermarkets, gyms, restaurants and entertainment facilities nearby, ensuring everything needed for day-to-day living is within easy reach.





Families are exceptionally well catered for, with highly regarded schooling available locally, including Mid Calder Primary School and East Calder Primary School, with secondary education provided by West Calder High School and The James Young High School in Livingston. For commuters, the location is exceptionally well placed, with convenient access to the M8 motorway and excellent rail links from nearby stations, providing straightforward travel to both Edinburgh and Glasgow.

Surrounded by scenic walks, green spaces and historic features, Mid Calder offers a lifestyle that blends the character of a traditional village with the convenience and connectivity of a thriving town, making it a consistently sought-after location for a wide range of buyers.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
EMMA LYNCH
Surveyor



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MARK BRYCE
Photographer



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Designer

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