



**Total: 112 m<sup>2</sup>**  
 1st Floor: 70 M<sup>2</sup>, 2nd Floor: 42 m<sup>2</sup>  
 Excluded Areas: Storage: 4 M<sup>2</sup>, Low Ceiling: 10 M<sup>2</sup>, Walls: 10 m<sup>2</sup>  
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



**21 Ochiltree Court**  
 Mid Calder, EH53 0RU

# DESCRIPTION

Beautifully Refurbished 4 Bedroom Detached Home – Mid Calder

This newly refurbished four-bedroom detached home offers the perfect blend of modern new-build finishes with the generous space and character of an older property. Thoughtfully updated throughout, the home provides stylish, contemporary living while retaining the proportions and comfort often missing from newer developments.

The accommodation features a bright and spacious lounge/diner, a modern fitted kitchen with integrated appliances and four well proportioned bedrooms, making it ideal for growing families. The property also benefits from two beautifully finished bathrooms, both completed with elegant marble finishes, adding a touch of luxury to everyday living.

Externally, the home is equally impressive with landscaped front and rear gardens, perfect for relaxing or entertaining. A large driveway leading to the garage provides ample off-street parking and additional storage.

- The property comprises of :
- Entrance hallway
  - Bright and spacious lounge/diner
  - Modern fitted kitchen with integrated appliances
  - Downstairs shower room
  - Two double bedrooms
- Upstairs
- Two double bedrooms
  - Family Bathroom
  - Ample Storage space
- Externally
- Landscaped front and rear garden
  - Single garage
  - Large driveway for multiple cars

Call today to arrange a viewing! Don't miss the chance to make this your own.



# LOCATION

The family-friendly village of Mid Calder offers a semi-rural lifestyle that allows residents to feel as though they can experience country living, yet enjoy the convenience of being under 4 miles (less than 10 minutes' drive) from the thriving amenities and leisure facilities of the town of Livingston, which is home to large-scale shopping parks like the Livingston Designer Outlet and The Centre. Situated by the banks of the River Almond, it is a picturesque village that has a rich history dating back to the eleventh century. Flanked by the River Almond, vibrant countryside, and rich woodlands, the area also boasts a wealth of outdoor walks and opportunities, such as cycling. It has a convenient location for commuters too, under 15 miles from Edinburgh, with Livingston South and Kirknewton train stations just a short drive away, providing fast rail links to Edinburgh and Glasgow. The A71 and the M8 motorway are both nearby, allowing easy travel across the central belt, into the capital, and further beyond. Primary schooling is provided locally at the well-regarded Mid Calder Primary School, with secondary education available in West Calder and Livingston.

