



REMAX
Property

5 Almondside, Mid Calder, EH53 0AZ



A Lovely Property in Rarely Available Location in Mid Calder

This delightful property has amazing views to the front and rear creating a countryside feel to the location. Within a short distance of local facilities, providing a great place for a family or first time buyer. Sharon Campbell and REMAX Property are pleased to bring this property to the market.

Upstairs, the property features a generous principal bedroom with built-in storage, alongside a well-proportioned second bedroom. These are served by a family bathroom. Externally, a monobloc pathway leads to the front door, while the fully enclosed rear garden offers a patio and lawn, providing an ideal space to enjoy the outdoors.

No Factor Fees

Council Tax band: B

Tenure: Freehold

Located within the ever-popular conservation village of Mid Calder, this charming setting continues to retain its traditional village character while offering an excellent sense of community and superb convenience for commuters. The village enjoys easy access to the A71, Edinburgh City Bypass, and both the M8 and M9 motorway networks, with nearby rail links available at Kirknewton and Livingston South railway station. Regular bus services also operate to both Edinburgh and Livingston, while Edinburgh Airport is approximately 10 miles away. Mid Calder itself offers a variety of local amenities including a village shop, butcher, cafés, takeaways, restaurants, hairdressers, public houses, a community hall and bowling club, alongside several play parks and a newly opening pharmacy. Outdoor enthusiasts are well catered for with both Almondell and Calderwood Country Park and Cunnigar Park close by, providing picturesque walks and green space. Schooling is available locally at Mid Calder Primary School, which also incorporates the village nursery, while secondary education is provided at West Calder High School. Nearby East Calder further enhances the local offering with additional amenities including a health centre, library, pharmacy, bowling club and sports facilities, while Livingston town centre is within easy reach for a wider selection of shopping, leisure and dining options.

Front Garden

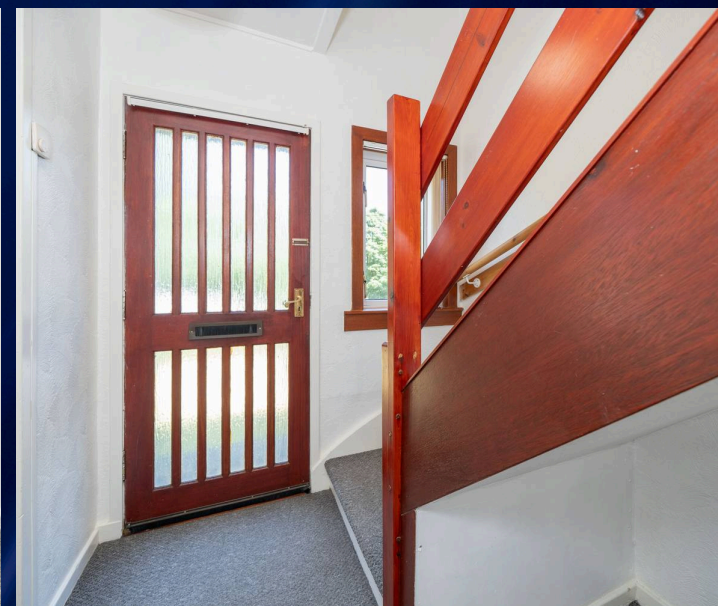
Designed for low maintenance, with a lawn bordered by established shrubs and hedging that provide an attractive approach to the property. A paved pathway leads from the pedestrian access gate to the front entrance, with steps rising to the main door complete with handrails for added convenience. There is also a useful area to the side of the entrance, ideal for bin storage, helping to keep the frontage neat and practical. Positioned opposite mature trees and open green space, the property enjoys a pleasant outlook from the front.

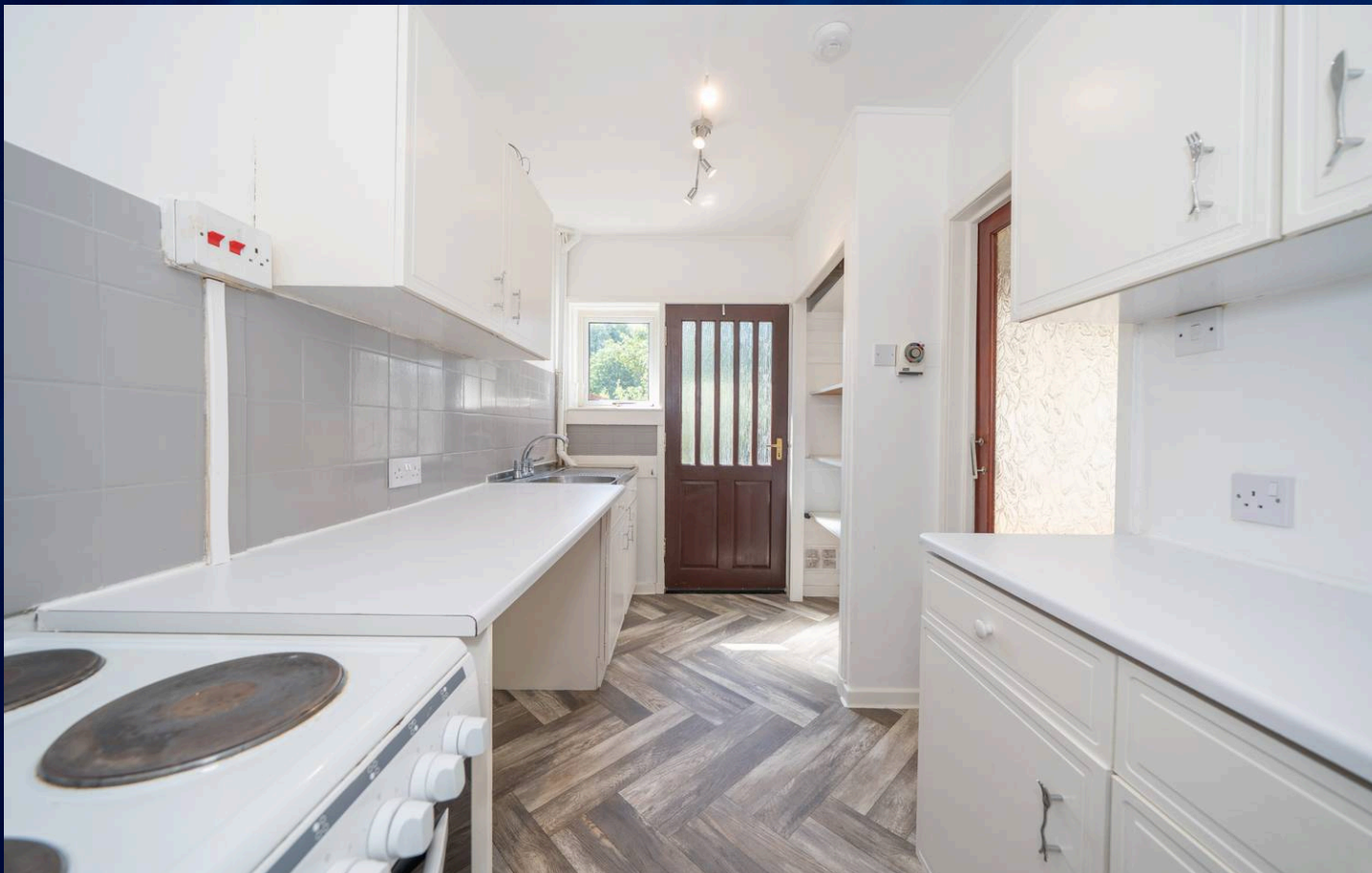
Entrance Hall

Inviting you into the property and providing a welcoming first impression, the vestibule begins the décor. A glazed timber front door allows light to filter into the space. A grey fitted carpet complements the neutral décor, while a front-facing window adds further brightness. The staircase leads to the upper level, with a useful understairs storage cupboard housing the fuse board, making excellent use of the available space. Finished with a radiator, ceiling pendant light, a smoke detector and a wall-mounted thermostat, the vestibule offers a practical introduction to the home.

Dining Lounge

6.480m x 3.250m (21'03" x 10'08") Extending the full depth of the property, this spacious room provides a versatile setting for both everyday living and entertaining. A large front-facing window draws in plenty of daylight, while sliding patio doors at the opposite end open directly into the conservatory, creating an effortless flow through the ground floor. The neutral décor and grey fitted carpet provide a welcoming backdrop ready to personalise. The original fireplace recess adds character and the opportunity to create an attractive focal point. Finished with two radiators, two ceiling light fittings and a smoke detector, this well-proportioned room offers ample space for both comfortable seating and a family dining table.



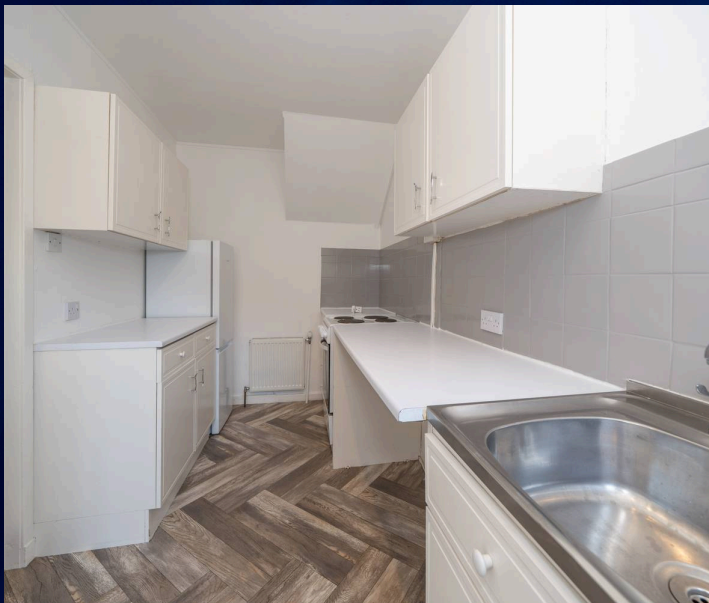


Kitchen

3.785m x 1.930m (12'05" x 6'04") Positioned to the rear of the property, the kitchen is thoughtfully laid out to make the most of the available space, with a good range of white wall and base units providing ample storage alongside generous worktop space for food preparation. A stainless-steel sink with drainer sits beneath the rear-facing window overlooking the garden, while the electric hob and oven are complemented by a tiled splashback. The room also benefits from space for a fridge freezer, a built-in pantry cupboard offering additional storage, and a wall-mounted radiator. Finished with wood-effect vinyl flooring, white painted walls and ceiling spotlights, the kitchen is completed by a glazed timber door providing direct access to the rear garden.

Conservatory

3.019m x 2.714m (9'11" x 8'11") Providing a wonderful extension to the main living space, the conservatory is an ideal spot to relax while enjoying views over the rear garden throughout the seasons. Surrounded by windows and topped with a glazed roof, the room is filled with daylight and creates a bright, airy atmosphere. French doors open directly onto the patio, making it a great space for entertaining or enjoying the garden during the warmer months. Finished with wood-effect laminate flooring, painted walls with attractive timber detailing, wall-mounted lighting and an electric radiator for year-round comfort, this versatile room could be used as a second sitting area, dining space or home office.



Stairs and Landing

The staircase rises from the entrance vestibule to a bright first-floor landing, finished with grey fitted carpet and complemented by painted white walls. Timber handrails and balustrades add warmth and character, while the landing provides access to all first-floor accommodation. A ceiling pendant light illuminates the space, a ceiling mounted smoke detector and an attic hatch offers access to additional loft storage.



Main Bedroom

4.277m x 2.914m (14'00" x 9'07") Positioned to the front of the property, the principal bedroom offers a comfortable and well-proportioned space with ample room for a double bed and additional freestanding furniture. A large front-facing window provides an open outlook and allows plenty of daylight into the room, while the neutral décor and grey fitted carpet create a bright, welcoming feel. Useful built-in over stairs storage offers practical space for keeping everyday items neatly tucked away. The room is further complemented by a radiator, ceiling pendant light, multiple power points, making it a versatile and comfortable main bedroom.

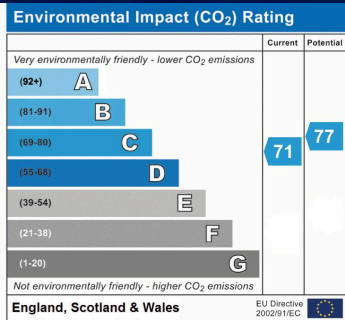
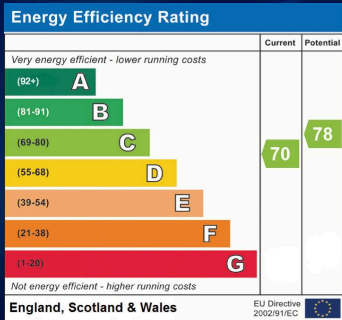
Second Bedroom

3.209m x 3.210m (10'06" x 10'06") Overlooking the rear garden, the second bedroom is another well-proportioned double room offering ample space for a double bed and a range of furniture. A rear-facing window provides a pleasant outlook while allowing plenty of daylight into the room, with the neutral décor and grey fitted carpet creating a bright and inviting atmosphere. A useful built-in cupboard discreetly houses the boiler while providing additional storage. The room is further complemented by a radiator, ceiling pendant light and multiple power points, making it a comfortable and versatile space for family members, guests or those working from home.



Shower Room

1.956m x 1.754m (6'05" x 5'09") Designed as a practical wet room, the shower room features a walk-in shower area with an electric shower and floor drain, making it easily accessible and straightforward to maintain. Fully tiled walls in a classic white finish are complemented by a decorative beige border, while a frosted rear-facing window provides natural light and privacy. The suite is completed with a vanity unit incorporating the wash hand basin, a toilet and a radiator. Additional features include a ceiling light, extractor fan and a glazed internal door, creating a bright and functional family shower room.



Rear Garden

The fully enclosed rear garden offers a private outdoor space that is easy to maintain and well suited to a range of lifestyles. A paved patio immediately outside the conservatory provides an ideal spot for outdoor seating or summer dining, with a path leading to the rear access door. Beyond, the lawn is bordered by a selection of mature trees and established shrubs, adding greenery and a pleasant outlook. Fully enclosed by timber fencing, the garden provides a safe environment for children and pets while offering plenty of potential for a new owner to personalise and make their own.

Additional Items

Tenure: Freehold. Council Tax Band: B. 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.

Viewings

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

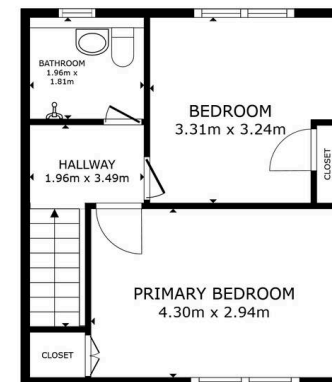
To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960 996670.



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 43.4 m² FLOOR 2 33.7 m²
TOTAL: 77.1 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 43.4 m² FLOOR 2 33.7 m²
TOTAL: 77.1 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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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.