

7 Ochiltree Crescent, EH53 0RT

Mid Calder - Offers Over £150,000

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An exciting opportunity to create a home to your own taste, occupying an exceptional corner plot within the ever-popular village of Mid Calder. This two-bedroom end-terraced property offers excellent potential for improvement, complemented by an impressive driveway providing off-street parking for multiple vehicles, a detached garage and a generous garden.

The size of the plot is a real standout feature, offering a level of outdoor space rarely associated with this style of property. Combined with the excellent parking and detached garage, it makes this an appealing opportunity for buyers seeking a home with plenty of outdoor space in a highly desirable location.

Mid Calder, West Lothian, is one of the area's most sought-after village settings, known for its charming historic character, peaceful residential streets and welcoming community. Offering the perfect balance of village life and everyday convenience, it is ideally placed for access to nearby Livingston and Edinburgh, making it a popular choice for commuters and families alike.

On entering the property, the hallway provides access to the ground-floor accommodation, with stairs leading to the upper landing.

The lounge offers a good-sized living space, providing ample room for relaxing and entertaining. A handy store cupboard offers useful additional storage, while a door provides direct access to the rear garden, creating a lovely connection between the indoor and outdoor space.

The kitchen provides a practical space with scope for the next owner to personalise to their own taste.

Upstairs, there are two bedrooms. The principal bedroom is a generous double room positioned to the front of the property, offering ample space for bedroom furnishings, with a built-in store providing useful additional storage. The second bedroom is a comfortable single room, offering flexibility for use as a child's bedroom, guest room or home office. The bathroom completes the internal accommodation.

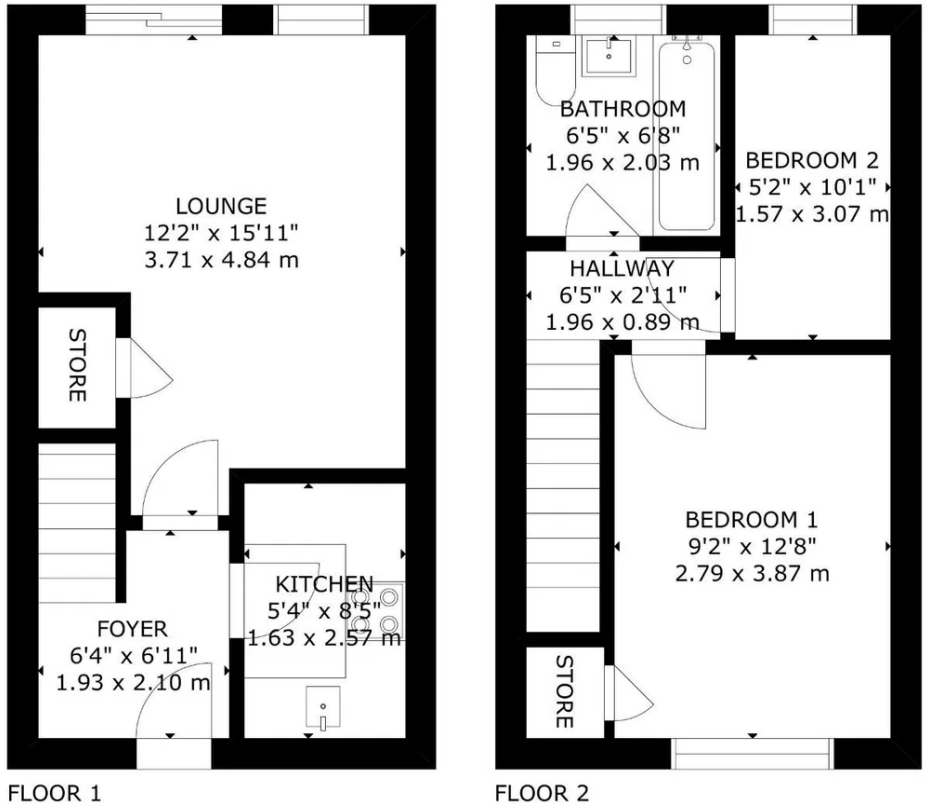
Externally, the property occupies a particularly generous corner plot, with the outdoor space being a major highlight.

To the front, an exceptionally spacious block-paved driveway provides ample off-street parking for multiple vehicles. This is complemented by a detached garage, offering useful additional storage and practical space.

The generous garden is predominantly laid to lawn, with established trees adding greenery and character. The size of the plot offers excellent scope for landscaping and creating an attractive outdoor setting, whether for gardening, relaxing or entertaining.

Further benefits include gas central heating and double glazing. With its outstanding plot, substantial driveway, detached garage and fantastic potential, this is an excellent opportunity to create a home tailored to your own tastes in the heart of desirable Mid Calder.

Discover Mid Calder: Nestled in the heart of West Lothian, Mid Calder is a truly charming and historic village that offers the perfect blend of countryside tranquillity and modern convenience. Known for its picturesque streets, traditional stone buildings and strong sense of community, Mid Calder is a location that continues to capture the hearts of buyers looking for something a little more special. At the centre of the village lies the beautiful Almondell & Calderwood Country Park, a stunning expanse of woodland and riverside walks. It is the perfect place for weekend strolls, family adventures or simply enjoying the outdoors, with scenic trails, picnic spots and an abundance of wildlife close by. Mid Calder offers a fantastic balance for day-to-day living, with a selection of local shops, cafés and amenities, while larger retail and leisure facilities can be found a short drive away in Livingston. For families, the village is particularly appealing thanks to its local schooling, including Mid Calder Primary School, and access to secondary schooling in the wider area. Commuters are exceptionally well catered for, with convenient access to the M8 and A71, making travel to Edinburgh and Glasgow straightforward. Nearby rail links also provide a convenient option for those travelling further afield. What truly sets Mid Calder apart is its village atmosphere: peaceful, welcoming and steeped in history, yet perfectly positioned for modern living. Whether you are looking for your first home, seeking a property to renovate or hoping to create a home tailored to your own tastes, Mid Calder offers an appealing setting in which to put down roots.



GROSS INTERNAL AREA
TOTAL: 52 m²/564 sq ft
FLOOR 1: 26 m²/283 sq ft, FLOOR 2: 26 m²/281 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.

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