



32 Main Street

Mid Calder

EH53 0AN



32 Main Street, Mid Calder

A charming and beautifully presented terraced house situated in the highly regarded area of Mid Calder, West Lothian. Presented in move in condition the property offers excellent accommodation throughout and is designed to provide comfortable and convenient living. The accommodation comprises: welcoming hallway with under stair storage, stylish kitchen with a range of base and wall mounted units with contrasting worktops, generously proportioned living room with attractive built in shelving units and feature fireplace, small porch off allowing direct access to the large rear garden, stairs lead up to the first floor accommodation, with principle bedroom located quietly to the rear with built in wardrobes, further double bedroom to the front also with built in wardrobe space and the family bathroom with shower over bath, WC, wash hand basin and heated towel rail completes the accommodation. Outside there is a well-maintained, large private garden with decked area, while on-street parking adds to the convenience for residents and visitors.

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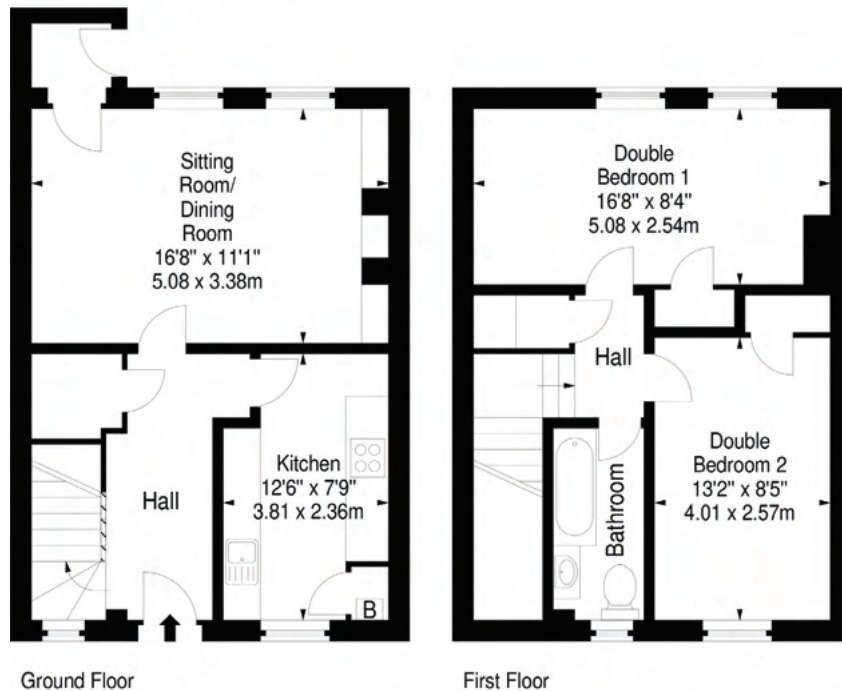
Property Features

76 m2
Prime Location
Beautifully Presented
Excellent Accommodation
2 Bedrooms
Large Garden





Approx. Gross Internal Area
819 Sq Ft - 76.09 Sq M
For identification only. Not to scale.
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Mid Calder is a charming historic village in West Lothian, Scotland, tucked between Edinburgh and Glasgow. It offers the perfect blend of countryside calm and commuter convenience, making it one of the area's most desirable residential spots. At the heart of the village you'll find traditional stone cottages, a welcoming local community, and scenic riverside walks along the River Almond. The nearby Almondell and Calderwood Country Park provides beautiful woodland trails, picnic areas, and open green space — ideal for families, dog walkers, and anyone who enjoys the outdoors. Mid Calder benefits from excellent transport links. Livingston and its extensive shopping and leisure amenities are just minutes away, while nearby rail and motorway connections make commuting to Edinburgh and Glasgow straightforward. Overall, Mid Calder offers a relaxed village lifestyle with easy access to major cities — combining heritage charm and everyday convenience.

Extras

The property is being sold as seen, all fitted floor coverings, light fittings and kitchen appliances are included in the sale (the seller will not warrant their working order).



Find out more

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Notes

Notes Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be emailed sales@ieroproperty.com in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combined Standard Clauses.

