



63 Bishops Park, Mid Calder, Livingston, EH53 0SS

 **REMAX**

## **\*\* A Spacious 3-Bed with Woodland to the Front and Private Rear Garden \*\***

This well-proportioned home offers practical living spaces, modern amenities, and is in move-in condition. Located in a quiet, desirable neighbourhood, this property is ideal for buyers seeking comfort and convenience, with easy access to the local amenities. Sharon Campbell and REMAX are excited to bring this wonderful property in Bishops Park, Mid Calder, EH53 0SS to the market.

Situated in the highly sought-after conservation town of Mid Calder, which retains its unique village atmosphere, with a great sense of community is ideally placed for the commuter. It has easy access to the A71 and Edinburgh bypass and the M8 and the M9 network. The closest railway links are at Kirknewton or Livingston South; a regular bus service operates to Livingston and Edinburgh from the village and Edinburgh Airport is only 10 miles away. The local amenities include two village shops, a pharmacy, hairdressers, takeaways, restaurant, community hall, bowling club and public houses as well as play parks. The Almondell and Calderwood Country Park and Cunnigar Park are easily accessible. The local school is at Mid Calder primary which also houses the local nursery and the catchment secondary school is at West Calder High. The adjacent village of East Calder provides a health centre, a library, a bowling club and a sports complex. Livingston town centre is a short drive away which has a more extensive range of shopping and other facilities. Mid Calder perfectly combines village charm with modern convenience, making it a desirable place to call home.





## Front Garden and Parking

The welcoming approach is bordered by a woodland area which is grassed. Outside the property there is an area finished with decorative gravel, a grass strip and a paved path leading to property. There is parking to the side of the property in an unrestricted parking area plus an allocated parking space to the rear.

## Entrance Vestibule

A bright area which is lit by natural daylight through the side window and part-glazed uPVC front door which features decorative glazed panels and is enhanced by a ceiling light. The modern décor begins with laminate flooring and neutrally painted walls. There is cloakroom space and a fitted shoe storage unit, along with a discreet wooden cupboard housing the electric meter and fuse box. A wall-mounted alarm control panel is also positioned within the vestibule. A 15-panel glazed door leads through to the lounge.

## Lounge

### **4.178m x 3.979m (13'08" x 13'00")**

This spacious room continues the décor with white painted wall, and the laminate flooring flows through from the vestibule. The large windows provide views of the woodland and allow in natural light which is complemented by recessed ceiling downlights. A radiator, a telephone socket, a smoke detector and power points are all provided.

## Dining Room

### **3.097m x 2.288m (10'01" x 07'06")**

This versatile room has had a useful cupboard added for storage. There is plenty of room for a dining table and chairs. The laminate flooring continues seamlessly, and the walls are painted white to enhance the contemporary feel. The windows overlook the rear garden and there are recessed ceiling downlights. A radiator and power points complete this room.

## Kitchen

### **3.195m x 1.767m (10'05" x 05'09")**

This inviting room has been finished to a very high standard. The wall and floor mounted units are finished with cream frontages, and the wood-effect worktops complement them. There is an electric oven, four ring gas hob, cooker hood, a washing machine and under counter refrigerator, which will all be included in the sale. There is also under counter space for another appliance. The stainless-steel sink has a mixer tap and draining area. The décor continues with a modern tiled splashback, painted walls and tile-effect vinyl to the floor. The window to the rear along with the half glazed rear UPVC door allow natural light to stream in and there is ceiling lighting to enhance this. A radiator, a heat detector, a carbon monoxide detector and power points are supplied.

## Stairs and Landing

The grey carpeted stairs lead to the carpeted landing. The neutral décor continues with painted walls. A ceiling light, a smoke detector and access to the attic are all included.

## Main Bedroom

### **4.179m x 2.468m (13'08" x 08'01")**

This superb room has a modern feel with white painted walls and a grey carpet to the floor. Light enters from the front facing windows and a ceiling light adds to the illumination. There is a large wardrobe recess plus a half height storage over stairs shelved cupboard, the current wardrobe will be included in the sale. Additional features include a radiator and power points.

## Second Bedroom

### **3.207m x 2.501m (10'06" x 08'02")**

This delightful room continues the modern décor with a full fitted grey carpet to the floor and white painted walls with a white half panelled feature wall. Other features include a rear facing window, a ceiling light, a radiator and power points.

## Family Bathroom

### **2.279m x 1.354m (07'05" x 04'05")**

This crisp white bathroom has been modernised with tiling to three walls, one painted wall, tile effect vinyl to the floor and panelling to the ceiling. The white suite comprises of a bath with a wall mounted electric shower over the bath, a back to wall toilet and a pedestal sink. Also supplied are recessed ceiling downlights, an extractor fan, a medicine cabinet and a radiator.

## Third Bedroom

### **2.277m x 1.617m (07'05" x 05'03")**

This charming room would be suitable for a variety of uses. Currently used as a dressing room, the wardrobes will be included in the sale. Decorated with grey carpet to the floor and white painted wall. A ceiling light, a rear facing window and power points are provided.

## Rear Garden

A superb garden which encompasses a decking area two grassed areas and some planting in border beds. A paved path leads to the garden shed, which will be included in the sale, and to rear gate, leading to the allocated parking space. Fencing on all sides provides an ideal private garden, perfect for relaxing and entertaining.

## **Additional Items**

Tenure: Freehold. Council Tax Band: C. No Factor Fee.

All fitted floor coverings, the kitchen items mentioned are all 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.

## **VIEWING**

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

## **OFFERS**

All offers should be submitted to: RE/MAX Property, RE/MAX House, 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 TODAY.

## **PROPERTY MISDESCRIPTION ACT INFORMATION**

Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate, prepared based on information provided by our clients. Nevertheless, the internal photographs may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Prospective purchasers should make their own enquiries - no warranty is given or implied.

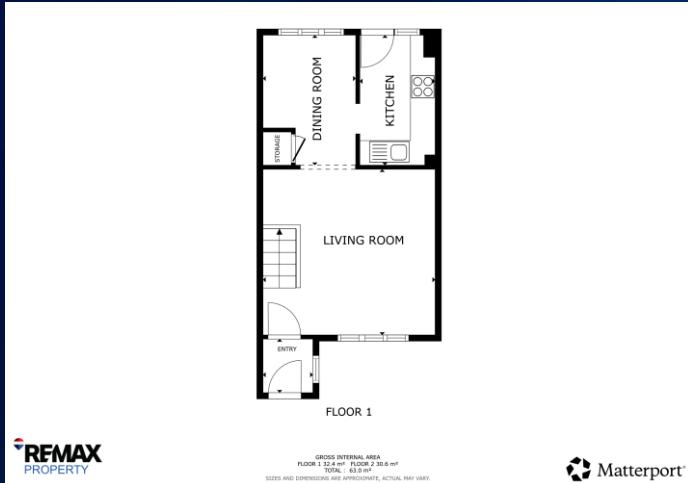






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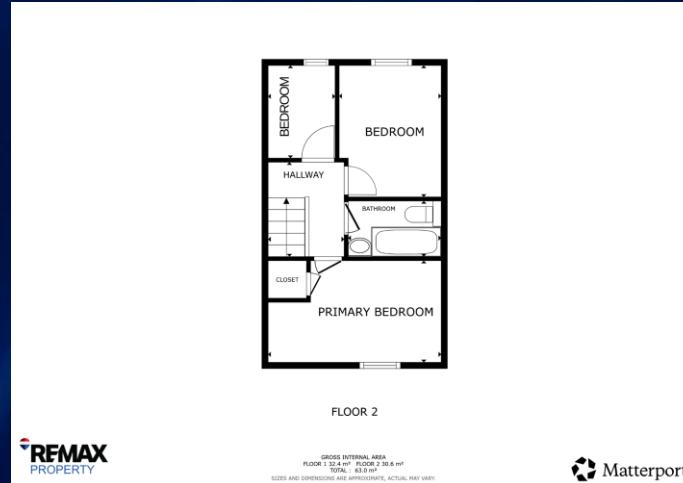
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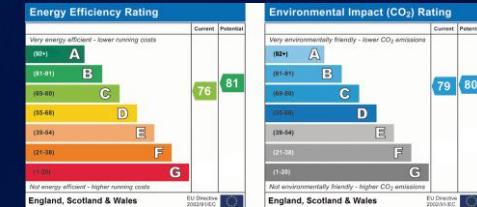
REMAX  
PROPERTY

GROSS INTERNAL AREA  
FLOOR 1 32.4 m<sup>2</sup> FLOOR 2 10.6 m<sup>2</sup>  
TOTAL 1 43.0 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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