



REMAX
Property

Caroline Park, Mid Calder, EH53 0SJ

Offers Over £188,000



Beautiful 2 Bedroom Home in Caroline Park, Mid Calder, EH53 0SJ

Set within the highly sought-after village of Mid Calder, this beautifully presented 2 bed home offers stylish, move-in ready living, with a warm and modern feel throughout. A welcoming entrance leads into a bright and spacious lounge, while the contemporary dining kitchen features sleek cabinetry, ample dining space and direct access to the garden, creating the perfect setting for both everyday living and entertaining.

Upstairs, the property offers two well-proportioned bedrooms alongside a modern family shower room finished in a fresh, neutral style. Outside, there is a low-maintenance rear garden designed for easy upkeep and outdoor enjoyment, making it an ideal space to relax during the warmer months.

Freehold Property.

Council Tax Band D.

EPC C.

No Factor Fees.

Mid Calder is a highly sought-after historic town offering a fantastic blend of traditional charm and modern convenience. Well regarded for its picturesque setting and strong sense of community, the town is ideally positioned for commuters travelling to both Edinburgh and Glasgow, with excellent access to the A71, M8 motorway network, nearby Kirknewton train station and Edinburgh Airport. The town offers a range of local amenities including cafés, pubs, convenience stores, a post office and scenic walking routes, alongside local nursery and primary schooling. Just a short drive away, Livingston provides an extensive selection of shops, supermarkets, restaurants and leisure facilities, including Livingston Designer Outlet and The Centre shopping complex. Outdoor enthusiasts will also appreciate the close proximity to Almondell and Calderwood Country Park, offering beautiful woodland walks, cycle routes, riverside trails and open green spaces right on the doorstep.

Front Garden

The property benefits from a beautifully maintained, low-maintenance front garden featuring decorative stone chips, mature shrubs and colourful planting. A paved pathway leads to the entrance, creating an attractive first impression with minimal upkeep required.

Entrance Vestibule

A bright and welcoming entrance, which is finished in neutral tones with laminate flooring, offering the perfect first impression to the home. The space provides access into the main accommodation and benefits from natural light through the glazed front door panels. A radiator and ceiling light complete this area.

Lounge

3.962m x 3.734m (13'00" x 12'03") A bright and beautifully presented room finished with wooden laminate flooring and modern neutral décor. Front-facing windows allow plenty of natural light into the space, while fitted shelving and built-in media storage create an attractive focal point. Additional features include a radiator, power points, a ceiling light, under stair storage cupboard and a smoke detector.

Dining Kitchen

4.705m x 2.692m (15'05" x 08'10") A stunning modern room fitted with sleek white gloss wall and base units complemented by stone worktops and wooden laminate flooring. The space offers ample room for dining and benefits from a range of integrated appliances. Included in sale will be the electric hob with extractor hood, built-in combi oven/microwave, a fan oven with a slip and slide door, a dishwasher, a fridge-freezer and an integrated washer/dryer. The sink area consists of a one and a half sink with a grooved draining board. Additional features include a rear-facing window, which alongside a half glazed UPVC door, bring in lots of natural light, being complemented by recessed ceiling downlights and a ceiling light fitting. A modern vertical radiator, power points and a heat detector are also provided.



Stairs and Landing

The staircase rises to a bright upper hall and is finished with fitted carpeting and contemporary neutral décor. Features include a stylish metal handrail, ceiling light fittings, a smoke detector, a power point and access hatch to the attic space. A built-in linen cupboard provides useful additional storage. A radiator to the lower level ensures warmth.

Primary Bedroom

3.718m x 2.998m (12'02" x 09'10") A spacious double room positioned to the front of the property, finished with fitted carpeting and soft contemporary décor. The room includes a built-in double wardrobe providing excellent storage space. A large window allows for plenty of natural light, creating a bright and comfortable atmosphere. A radiator, power points and a ceiling light are supplied.

Second Bedroom

2.802m x 2.464m (09'02" x 08'01") A bright rear-facing room enjoying views over the garden and finished in a modern neutral style with fitted carpeting. Included within the room is a built-in double wardrobe providing practical storage, alongside a radiator, power points and a ceiling mounted pendant light.





Shower Room

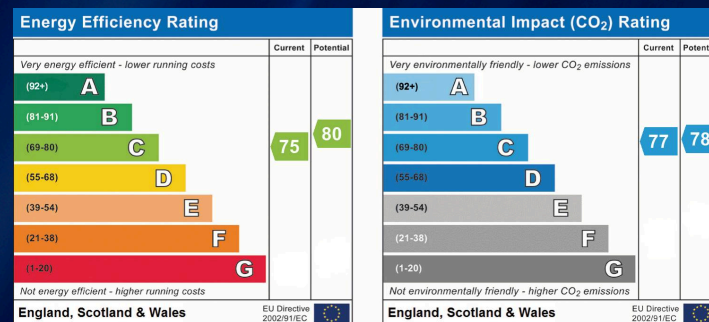
2.092m x 1.847m (06'10" x 06'01") Finished to a high standard, this modern shower room features contemporary tiled flooring and wall coverings. A stylish white suite comprises of a concealed cistern toilet and vanity unit with integrated wash hand basin. The spacious walk-in shower enclosure is fitted with both rainfall and handheld shower attachments behind a glazed screen. Further benefits include a chrome heated towel radiator, mirrored wall cabinet, recessed ceiling downlights and a rear-facing window allowing for natural light and ventilation.

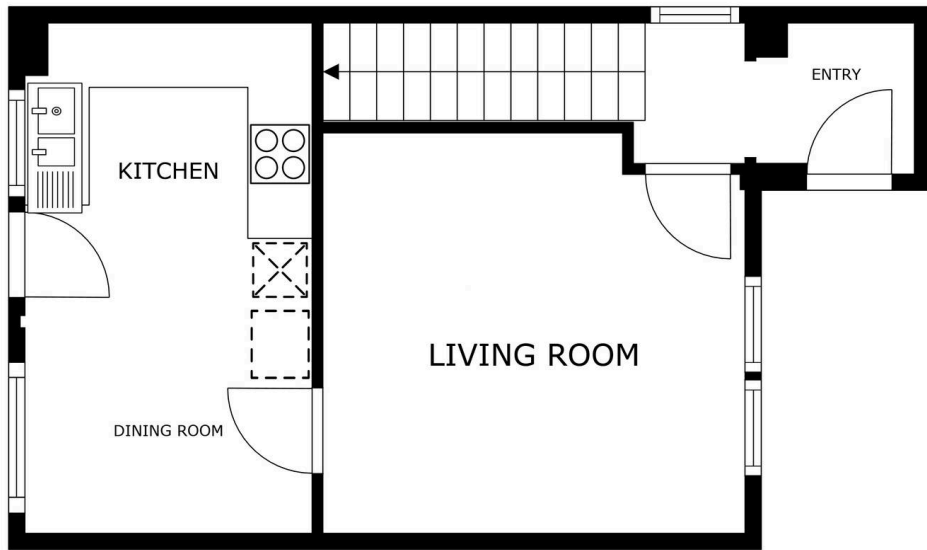
Rear Garden

The fully enclosed rear garden has been thoughtfully designed for low-maintenance outdoor living. Featuring a large paved patio ideal for outdoor seating and entertaining alongside decorative stone chipped sections with mature planting and shrubs. A paved pathway leads through the garden, while timber fencing provides privacy and a secure environment. A garden shed offers useful external storage space.

Additional Items

Tenure: Freehold. Council Tax Band: C. Neighbourhood Grass Cutting Fee: £25 per annum. There is unrestricted parking close to the property. All fitted floor coverings, kitchen items mentioned, blinds, light fittings and the garden shed 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.



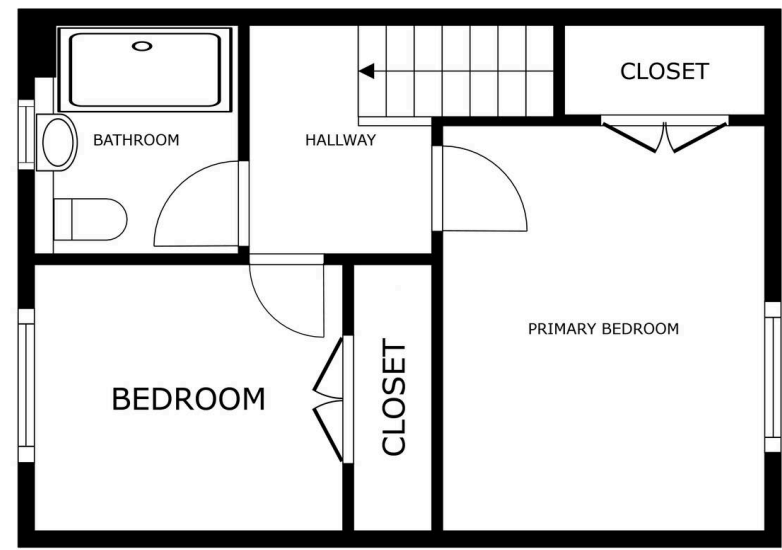


FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 34.2 m² FLOOR 2 32.1 m²
 TOTAL: 66.4 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 34.2 m² FLOOR 2 32.1 m²
 TOTAL: 66.4 m²

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REMAX Property

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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.