



99 Bishops Park, Mid Calder

Overs Over £200,000



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Tucked away from the main road within an established residential pocket of Mid Calder, Bishop's Park is a well-proportioned three-bedroom home enjoying a particularly private position. Set back behind a pedestrian pathway rather than sitting directly roadside, the property is approached through an established setting with mature trees and greenery providing a pleasant outlook to the front. A gated front garden creates a welcoming first impression, with an area of lawn and pathway leading towards the covered entrance.

Stepping inside, you are first welcomed into a useful entrance porch, a fantastic practical addition to the home and the perfect buffer between indoor and outdoor living, providing space for coats, shoes and everyday essentials before continuing into the main accommodation.

From here, the property opens into a generously proportioned lounge, finished in soft neutral tones with comfortable carpeting underfoot. The room offers excellent flexibility for a variety of furniture arrangements, while the large window draws in plenty of natural light and looks towards the greenery surrounding the property. Its generous proportions create a comfortable space for both relaxing and entertaining.



The property then flows seamlessly through to the dining area, where attractive wood-effect flooring provides a natural transition between the living space and kitchen. Currently utilised as a children's play area, this is an incredibly versatile part of the home. Primarily, it offers ample room for a family dining table and chairs, although its proportions would equally lend themselves to a dedicated home-working area or additional family/play space. A large rear-facing window provides plenty of natural light and gives an outlook towards the garden.

From the dining area, a door to the right leads into the kitchen. Bright and practical, the kitchen is fitted with a range of white shaker-style wall and base cabinetry contrasted by dark work surfaces and a tiled splashback. There is a gas hob with oven below and extractor above, together with space for a washing machine and additional appliances. A window provides further natural light, while the tiled flooring makes this a practical everyday space. Importantly, the kitchen also provides direct access through the rear door to the garden.

Outside, the private rear garden is fully enclosed by timber fencing, making it a particularly useful space for children, pets and outdoor entertaining. Predominantly laid to lawn, there is also a paved patio immediately outside the property, a pathway running towards the rear of the garden and a timber garden shed providing useful external storage. The relatively straightforward layout also gives a future owner plenty of scope to landscape or personalise the space to suit their own needs.

Heading upstairs, the neutral presentation continues throughout, with three bedrooms providing flexibility for couples, young families or those requiring dedicated home-working space.

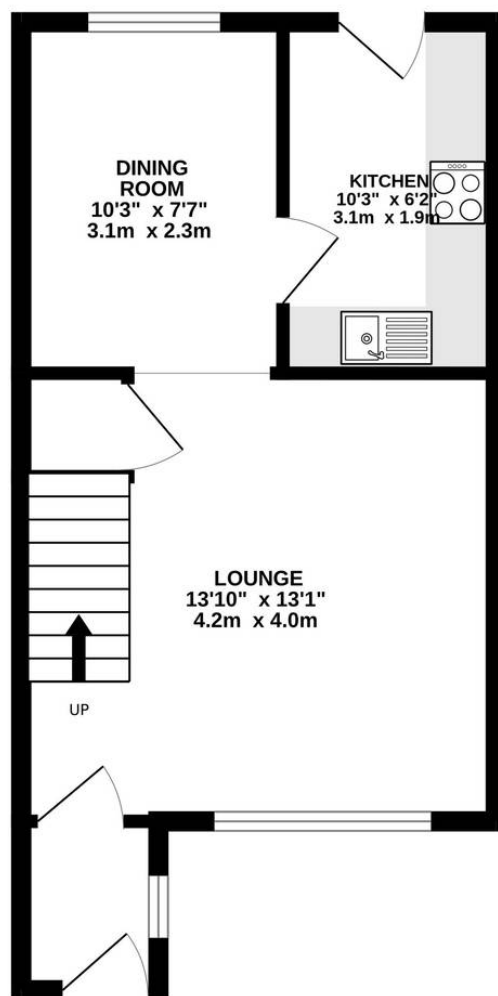
Bedroom one is positioned to the front of the property and comfortably accommodates a double bed, with its neutral décor making it an easy room for a new owner to make their own. Bedroom two, positioned towards the rear, is currently utilised as a nursery but offers proportions capable of accommodating a double bed, making this a genuine second double bedroom. Bedroom three, also positioned to the rear, provides a versatile additional room which could work particularly well as a child's bedroom, home office, dressing room or playroom.

Completing the upper level is the family bathroom, fitted with a three-piece suite comprising WC, wash-hand basin and bath with shower over. Its simple, crisp and neutral presentation

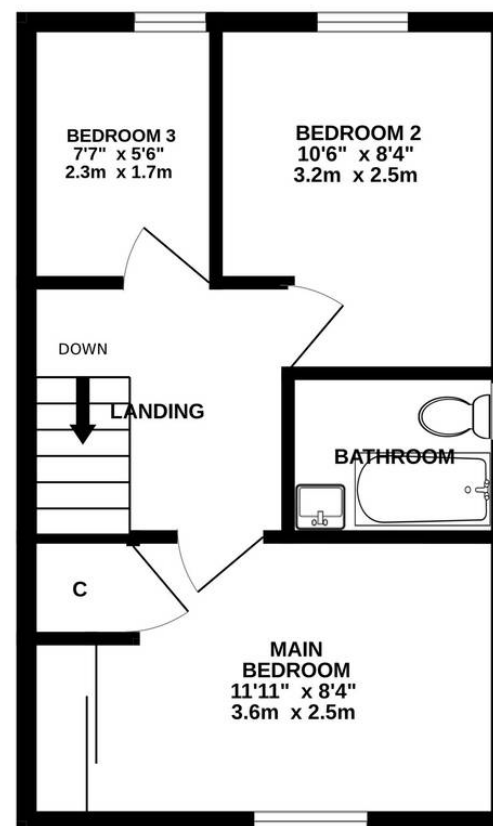




GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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