









10 Tennent Park, Livingston, EH53 0RF
Offers Over £340,000

Empire PROPERTY

Tucked away within a peaceful cul-de-sac in the highly desirable village of Mid Calder, this impressive four-bedroom detached villa offers generous, versatile accommodation presented to an excellent standard throughout.

On the ground floor, the spacious lounge enjoys an abundance of natural light and benefits from patio doors opening directly onto the rear gardens. A separate dining room provides an ideal space for entertaining, while the additional office offers the perfect setting for home working, study or use as a fourth bedroom. A convenient downstairs WC further enhances the practicality of the accommodation.

The property provides a well-designed layout ideal for modern family living, with three bedrooms located upstairs, including a spacious principal bedroom with en-suite facilities. The stylish main bathroom features a modern freestanding bath, creating a luxurious focal point.

The seamless garage conversion provides valuable additional living space, adding further flexibility to the already generous layout.

Externally, the established rear gardens provide a private and peaceful retreat, ideal for relaxing or entertaining, while the property's cul-de-sac position adds to its appeal.

The property is ideally positioned for access to a wide range of local amenities, with nearby Livingston offering excellent shopping, leisure and recreational facilities, including The Centre and Livingston Designer Outlet. Mid Calder is also well placed for access to a selection of local schools, making this an appealing location for families.

For commuters, the property benefits from excellent transport links, with easy access to the M8 motorway providing convenient connections to Edinburgh, Glasgow and surrounding areas. Uphall and Livingston North railway stations are also within easy reach, offering regular rail services towards Edinburgh and Glasgow. The surrounding countryside, parks and scenic walking routes provide plenty of opportunities to enjoy the outdoors, wh









