

BRIDGES PROPERTIES

15 Beech Avenue, Mid Calder

Offers Over £270,000

15 Beech Avenue

Mid Calder

Welcome to Beech Avenue, a wonderful three bedroom detached family home situated at the end of a quiet residential street in the highly desirable village of Mid Calder. Offering generous living accommodation, fantastic storage throughout and a beautifully maintained rear garden, this is a fantastic opportunity for buyers looking for a spacious family home in a peaceful yet well connected location.

On arrival, you're welcomed by an attractive detached home with a generous driveway providing ample off street parking and leading to a detached garage. A beautifully presented front garden, complete with mature planting and established hedging, adds to the property's kerb appeal.

As you enter the property, you're welcomed into a bright and inviting hallway, finished with wood-effect flooring and providing access to the ground-floor accommodation and staircase to the upper level.

Immediately to your right, you're met with a wonderfully warm and comforting living room. This generous space features plush cream carpeting, neutral décor and charming half height wood panelling, creating a lovely homely atmosphere. A feature fireplace provides a beautiful focal point to the room, while the generous proportions allow plenty of space for comfortable family seating.

The living room flows effortlessly through a beautiful open archway into the dining area. This open-plan arrangement creates a fantastic sense of space while allowing both rooms to retain their own individual character. Finished with wood effect flooring, the dining area provides ample room for a family dining table, making it the perfect setting for everyday meals or entertaining friends and family.

From the dining area, French doors lead directly into the wonderful conservatory, a fantastic addition to the home. Surrounded by windows and overlooking the rear garden, this bright and airy space is ideal for enjoying a morning coffee, relaxing with a book or simply taking in the garden views throughout the seasons.

Heading back through the dining area, to your left you'll find the kitchen. Finished with light wood-effect cabinetry, complementary worktops and tiled splashbacks, the kitchen offers excellent storage and generous preparation space. A selection of integrated appliances sits alongside space for laundry appliances, while a large window overlooking the garden allows plenty of natural light to fill the room. A handy breakfast bar area provides the perfect spot for a quick breakfast or morning coffee.

For added convenience, the kitchen can be accessed directly from either the dining area or the main hallway, creating an excellent flow throughout the ground floor.



BRIDGES PROPERTIES

Returning to the hallway, you'll find a fantastic under-stair storage cupboard, ideal for keeping everyday household essentials neatly tucked away. Completing the ground floor is a convenient WC, finished with full height marble effect tiling, a wash hand basin and a heated towel rail.

Heading upstairs, the upper landing provides access to three well proportioned bedrooms and the family shower room.

Positioned to the front of the property, the principal bedroom is a fantastic double room, benefiting from a large window which allows an abundance of natural light to flood the space. The room also features built-in wooden and mirrored sliding wardrobes, providing excellent storage without compromising on floor space.

To the rear of the property, you'll find a second generously sized double bedroom. Bright and welcoming, this room offers ample space for bedroom furniture and additional storage, making it ideal for family members or visiting guests.

Adjacent to this is the third bedroom, another fantastic room overlooking the rear of the property. Currently utilised as a second sitting room, this versatile space benefits from a built-in storage cupboard and could easily accommodate a bedroom, home office, nursery or cosy additional lounge, depending on the needs of its new owners.

Completing the upper level is the modern family shower room. Finished with contemporary grey wall tiling, contrasting dark feature tiles within the generous double shower enclosure and sleek chrome fittings, this is a stylish and practical space. A wash hand basin with vanity storage, WC and chrome heated towel rail complete the room.

Externally, the rear garden is another fantastic feature of this lovely home. Predominantly laid to lawn, the garden offers plenty of space for children to play or for enjoying the outdoors during the warmer months. A generous paved patio provides the perfect setting for outdoor dining, garden furniture and summer entertaining, while timber fencing and established greenery create an attractive, enclosed outdoor space.

With the additional benefit of a detached garage, generous private driveway and a wonderful position at the end of a quiet residential street, 15 Beech Avenue offers a fantastic combination of space, comfort and practicality for its next owners.







BRIDGES PROPERTIES

Situated within the highly sought after village of Mid Calder, 15 Beech Avenue enjoys a fantastic location combining peaceful residential living with excellent access to everyday amenities and transport connections.

Mid Calder is a charming, established village known for its strong sense of community, historic character and attractive surroundings. The village offers a selection of local shops, a pharmacy, traditional pubs and Mid Calder Primary School, while neighbouring East Calder, approximately one mile away, provides additional amenities including a medical practice, leisure facilities and further shopping options.

For those who enjoy the outdoors, the beautiful Almondell and Calderwood Country Park is nearby, offering scenic woodland walks, riverside trails and plenty of opportunities to enjoy the surrounding countryside.

The property is also well positioned for commuters, with convenient access to the A71 and onward connections to the M8 motorway, making travel towards Edinburgh, Glasgow and surrounding towns straightforward. Livingston South and Kirknewton railway stations are both approximately 2–3 miles from Mid Calder village, offering further options for rail travel. West Lothian Council +1

A short journey into Livingston provides access to an excellent selection of shopping, restaurants, supermarkets and leisure facilities, including The Centre and Livingston Designer Outlet.

With its quiet residential setting, generous accommodation, detached garage and fantastic proximity to local amenities, 15 Beech Avenue is a wonderful opportunity for families, professionals and buyers looking to settle in one of West Lothian's most desirable villages.

Home Report Value- £275,000
EPC - D
Council Tax Band - E
Square Ft- 990/ 92m2

Some images within this listing have been digitally enhanced or created using AI for illustrative purposes. Prospective buyers are advised to arrange a viewing to confirm the property's actual appearance, condition and features.





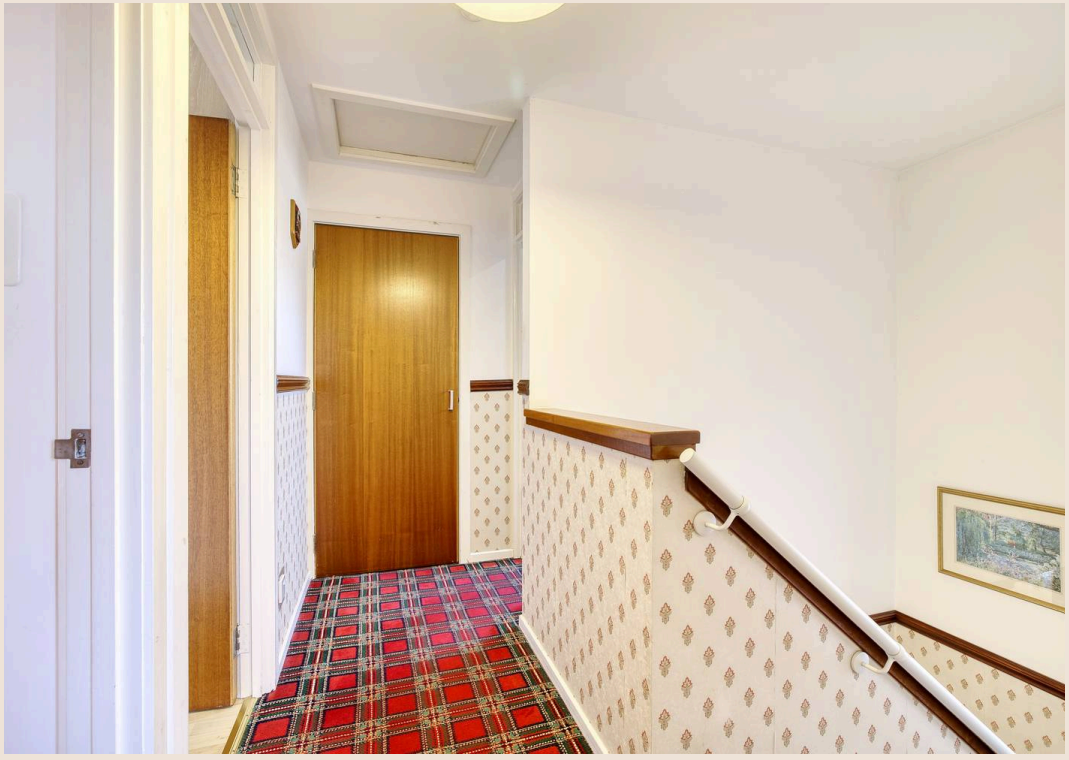


BRIDGES PROPERTIES

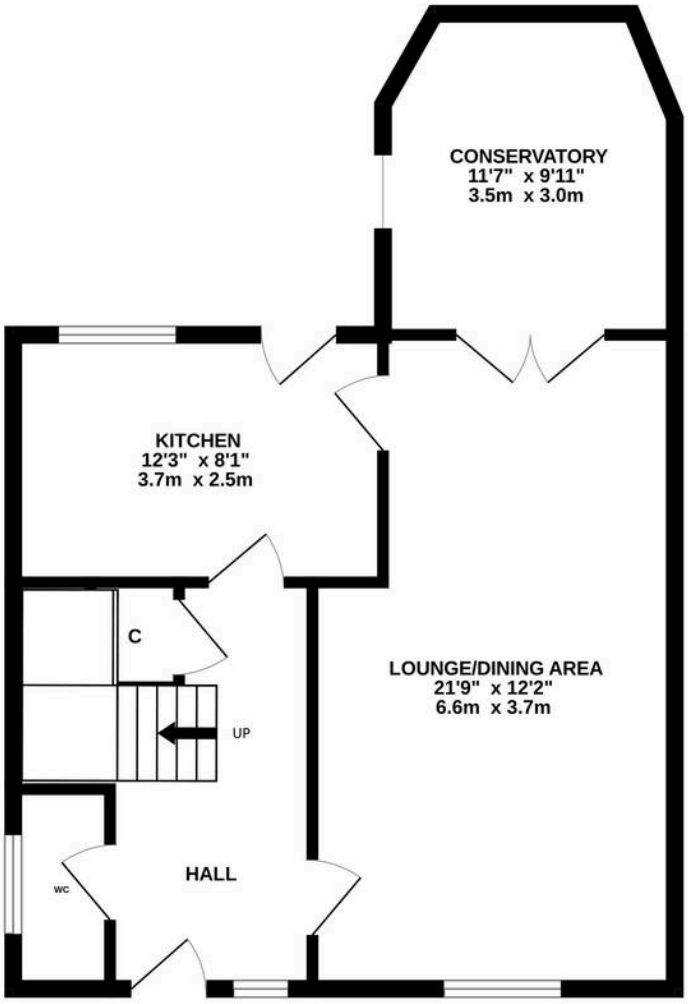




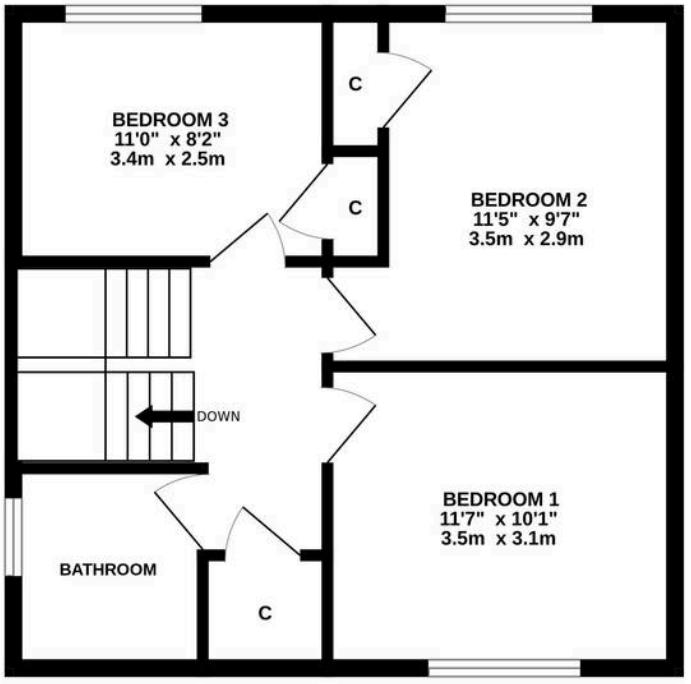




GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2026



Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/