





Set within a popular family-friendly development, this beautifully presented 2 bedroom home offers comfortable and well-proportioned accommodation throughout. The welcoming entrance leads into a bright, front-facing lounge, while the kitchen to the rear provides direct access to the garden, creating an ideal space for everyday living and entertaining.

Upstairs, the main bedroom benefits from fitted storage, alongside a generous second bedroom and a modern family bathroom. Outside, the fully enclosed rear garden features a patio and lawn, offering a private and practical outdoor space with access to the allocated parking space at the rear garden. This property is ideal for buyers seeking comfort and convenience, with easy access to the local amenities. Sharon Campbell and REMAX are delighted to bring this wonderful property 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

The property is approached by a pathway leading from the main pedestrian route to the front door, with a small lawned garden positioned beneath the front window. Directly opposite the property lies an expansive communal green with mature trees and a children's play park, providing an attractive open outlook and an ideal setting for families, with the play area visible from the home.

Entrance Vestibule

The entrance vestibule features a patterned red carpet and beige wallpaper with a subtle silver inlay design. A UPVC front door with decorative glazed panels is complemented by a side-facing window, while a ceiling-mounted light provides illumination. A fitted cupboard discreetly houses the electric meter and fuse board, with a glazed internal door leading through to the lounge.

Lounge

4.679m x 3.584m (15'04" x 11'09")

A generously proportioned front-facing lounge featuring patterned carpeting and neutral textured wallpaper, finished with a dado rail surround. A large window overlooks the front of the property, while two radiators, multiple power points, a wall-mounted thermostat, ceiling light and smoke detector complete the room. The open staircase rises to the upper floor, with access provided through to the kitchen at the rear.

Kitchen

3.547m x 2.417m (11'08" x 7'11")

Positioned to the rear of the property, the kitchen is fitted with a range of wood-effect wall and base units, complemented by stone-effect worktops and tiled splashbacks. Appliances include an electric hob, built-in oven, extractor hood and washing machine. Wood-effect laminate flooring continues throughout, while a rear-facing window and glazed uPVC door overlook and provide direct access to the garden. A radiator, ceiling pendant light and multiple power points complete the room.





Stairs and Landing

Featuring a white-painted balustrade and handrail, leads from the lounge to an upper landing. This area includes an attic hatch, ceiling light, and smoke detector, providing access to both bedrooms and the family bathroom.

Primary Bedroom

2.938m x 2.619m (9'08" x 8'07")

The front-facing primary bedroom is finished with purple carpeting and white décor, with patterned wallpaper below the dado rail adding subtle detail. Storage is well catered for through a built-in double wardrobe with mirrored sliding doors, alongside an additional over-stair cupboard with wooden louvred doors. A window overlooking the front of the property, radiator, recessed ceiling lighting and power points complete the room.

Bedroom 2

3.578m x 2.127m (11'09" x 6'12")

A generous and versatile second bedroom, well suited for use as a child's/guest bedroom or home office. The room is finished with brown patterned carpeting, neutral-toned walls and a floral feature wall, creating a welcoming appearance. A rear-facing window provides an outlook over the garden, while a built-in storage cupboard offers useful additional space. A radiator, ceiling pendant light and power points complete the room.



Bathroom

1.983m x 1.694m (6'06" x 5'07")

The bathroom is fitted with a white suite comprising a panelled bath with an electric shower, a concealed-cistern toilet and a wash-hand basin within a gloss vanity unit. Wet-wall panels surround the bath and continue behind the sink and toilet, complemented by patterned wall coverings and dark vinyl flooring. Storage is provided through fitted cupboards, shelving and surrounding worktops, while a wall-mounted heater, extractor fan and panelled ceiling with downlights complete the room.



Rear Garden

The fully enclosed rear garden is arranged over several levels, offering a combination of paved seating areas, lawn and established planting. A pathway leads from the back door through the garden to a gate at the rear, with steps connecting the lower paved patio to the central lawn and upper section. Colourful flower beds and mature shrubs border the garden, while a timber shed, rotary clothes dryer and outside tap add everyday practicality. Beyond the rear gate, the property also benefits from an assigned parking space.

Additional Items

Tenure: Freehold. | Council Tax Band: C | Factor Fee: None All fitted floor coverings, kitchen items mentioned, blinds and light fittings 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.

VIEWINGS

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

OFFERS

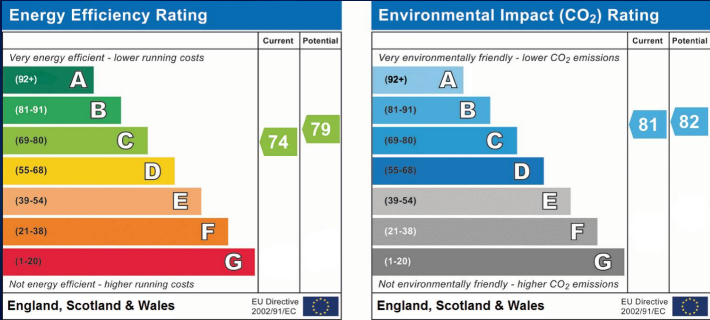
All offers should be submitted to: REMAX Property, RE/MAX House, 13b, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555.

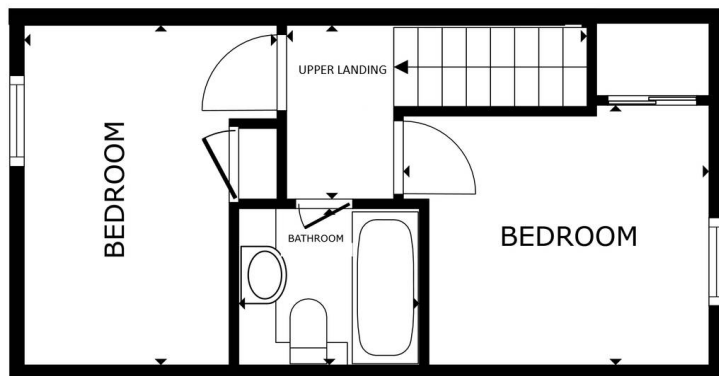
INTEREST

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.



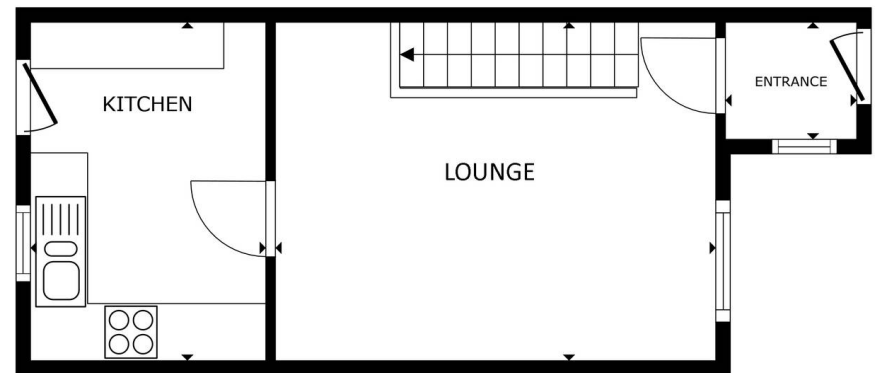


FLOOR 2



GROSS INTERNAL AREA
FLOOR 1 27.4 m² FLOOR 2 28.0 m²
TOTAL: 55.4 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



GROSS INTERNAL AREA
FLOOR 1 27.4 m² FLOOR 2 28.0 m²
TOTAL: 55.4 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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.