



19 Calder House Road, Mid Calder

Offers Over £160,000



## 19 Calder House Road

### Mid Calder

Welcome to Calder House Road. Step inside this charming two bedroom end terraced house and discover a thoughtfully designed home that balances character with modern comfort. The welcoming entrance hall leads directly into a bright and airy living room, where a large front facing window allows natural light to pour in, creating a warm and inviting atmosphere. Soft neutral tones and quality flooring provide an elegant backdrop, while the generous proportions of the space offer flexibility for both relaxation, dining and entertaining. Moving through seamlessly, the kitchen is fitted with contemporary white cabinetry and sleek worktops, complemented by integrated appliances and ample storage, from here you will find the beautiful sunroom, a fantastic addition to any home.

Completing the ground floor you will find the newly added downstairs w/c, paired as a utility space this space is both stylish as well as convenient.

Upstairs, two well proportioned double bedrooms await, each thoughtfully arranged to maximise comfort and storage. The principal bedroom boasts a tranquil aspect and room for a king size bed, while the second bedroom is ideal as a guest room, nursery or home office, perfectly adapting to your lifestyle needs

A stylish family bathroom, finished with modern tiling and high quality fixtures, completes the upper level. Throughout, the home offers a seamless flow between spaces, ensuring both practicality and a sense of openness.

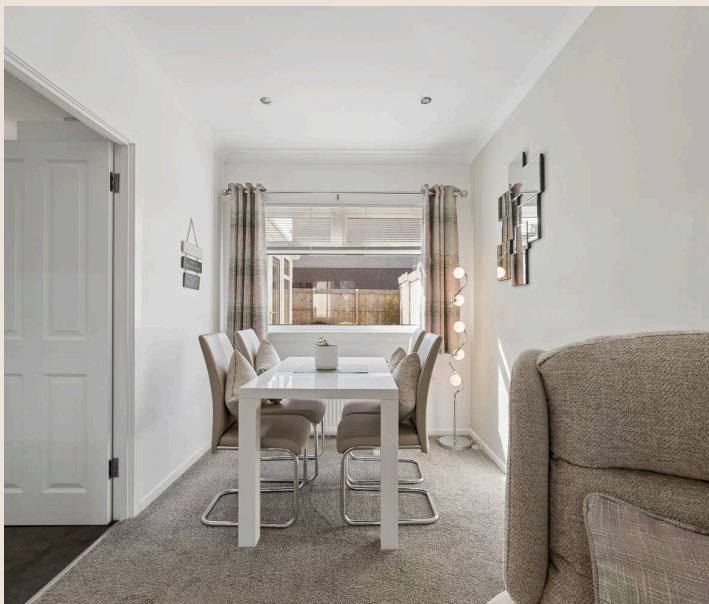


Stepping outside, the property continues to impress with its private and low maintenance rear garden, offering a peaceful retreat for outdoor living. A paved patio provides the perfect setting for al fresco dining or morning coffee, this area is mainly slabbed with stone chips. Mature borders and thoughtful planting create a sense of privacy and seclusion, making this outdoor space a true extension of the home.

To the front, the property benefits from a neat approach and on street parking, ensuring convenience for residents and visitors alike.

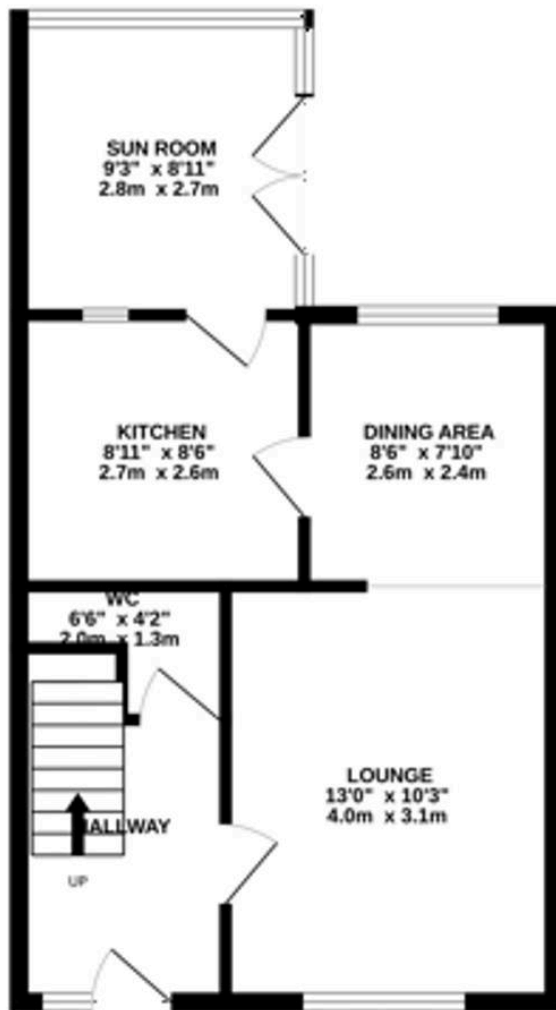
Located in the heart of Mid Calder, Calder House Road enjoys a fantastic position within walking distance of local cafes, takeaways, a pharmacy and village shops, with Livingston town centre just a 7 minute drive away for extensive retail, restaurants and leisure facilities including The Centre Livingston and Livingston Designer Outlet. Families will appreciate being close to Mid Calder Primary School and West Calder High School, while Almondell & Calderwood Country Park is nearby for scenic walks and weekend adventures.

Commuters benefit from Livingston South Train Station being just a 5 minute drive, providing direct links to Edinburgh and Glasgow, with the A71 and M8 easily accessible for travel across the central belt, making this an ideal location for those seeking peaceful village living with all amenities and connections close at hand. Set within a friendly neighbourhood, the house enjoys easy access to local amenities, reputable schools and excellent transport links, making it an ideal choice for first time buyers, young professionals or those looking to downsize without compromise. With its blend of inviting interiors and versatile outdoor space, this delightful home offers a fantastic opportunity to enjoy comfortable, modern living in a sought after location.

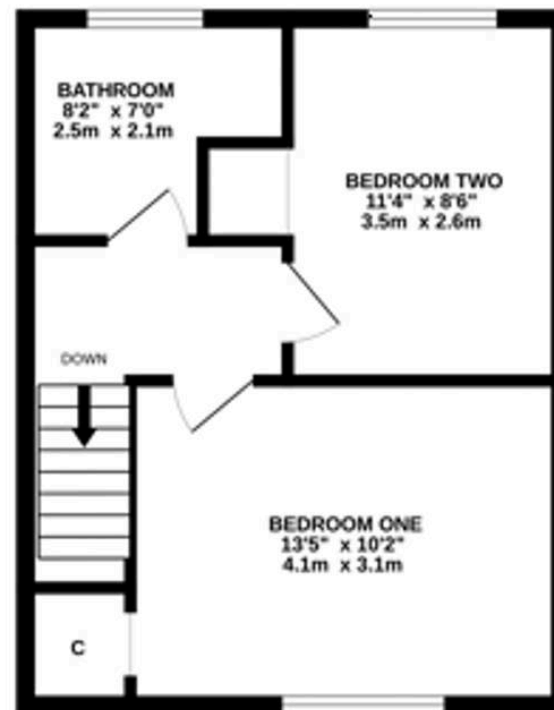




GROUND FLOOR



1ST FLOOR



While 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 letroplan ©2025



## Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

[info@bridges-properties.co.uk](mailto:info@bridges-properties.co.uk)

[www.bridges-properties.co.uk/](http://www.bridges-properties.co.uk/)

