



16 Kennedie Park, Mid Calder

Offers Over £350,000



16 Kennedie Park

Mid Calder

Set within the highly sought after Kennedie Park development in Mid Calder, this exceptional three bedroom home offers spacious and versatile living accommodation, immaculate walk in condition and a stunning south facing garden that truly sets the property apart. From the moment you enter, the home immediately impresses. A bright and welcoming tiled hallway creates an airy first impression and perfectly introduces the scale and quality of accommodation throughout.

The expansive lounge is a fantastic family living space, effortlessly accommodating a variety of layouts with ample room for multiple sofas and freestanding furniture. Flooded with natural light via large patio doors, the room enjoys beautiful views across the rear garden while creating a seamless connection to the outdoor space. Whether relaxing in privacy or entertaining guests, this room offers both flexibility and comfort in equal measure.

The kitchen is equally impressive in size and practicality, offering extensive worktop space, excellent storage, integrated appliances and additional space for freestanding appliances. Finished in neutral tones, it provides the perfect blank canvas for a new owner to personalise. The current layout comfortably accommodates a dining space and three chairs, with further potential for a larger family dining setup if desired.

To the front of the property, the formal dining room is another standout feature. Currently arranged to host up to eight guests comfortably, this versatile space could alternatively serve as a fourth bedroom, second sitting room or home office depending on lifestyle requirements. Bright and welcoming, the room enjoys pleasant front facing views and an abundance of natural light.



Completing the ground floor is a contemporary WC, finished in neutral tones and offering practicality alongside scope for future personalisation.

Upstairs, the home continues to impress with three exceptionally generous double bedrooms. The principal bedroom is a truly outstanding size, comfortably accommodating a king size bed alongside extensive storage options. This room further benefits from a beautifully finished en suite shower room, fully tiled and immaculately presented with stylish modern finishes and a sleek walk in shower. The second bedroom is another excellent double room, again capable of hosting a king size bed with ease. Finished in neutral décor, it enjoys lovely views over the rear garden, creating a peaceful and relaxing atmosphere.

The third bedroom is currently utilised as a home office but offers fantastic flexibility as a guest bedroom, nursery or additional double bedroom. The proportions allow for a double bed and freestanding furniture comfortably, making it a highly practical and adaptable space.

The family bathroom completes the upper level and has been thoughtfully designed with a highly functional layout. Offering excellent storage, a full sized bath and overhead shower, the space combines practicality with comfort and presents beautifully throughout.

Externally, the property occupies one of the finest plots within Kennedie Park. The south facing garden is undoubtedly the showpiece of the home, private, sun soaked outdoor space designed perfectly for both relaxation and entertaining. Beautifully maintained and exceptionally low maintenance, the garden offers a fantastic balance of usable space and privacy, wrapping around the property to create multiple seating and entertaining areas. Whether enjoying long summer evenings or family gatherings, this remarkable outdoor space is a true sun trap and a rare find within the development.

Having been lovingly maintained by the same owner for over 20 years, this home is presented in genuine walk in condition and offers an outstanding opportunity for families, professionals and downsizers alike.

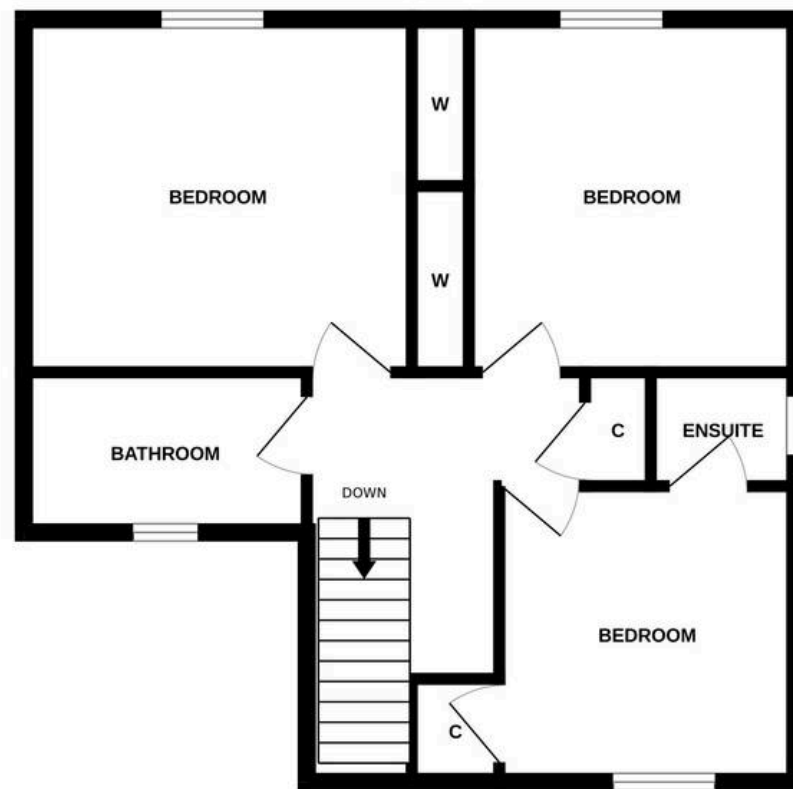




GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.2 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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