



# 16 Ochiltree Drive

Mid Calder, Livingston, West Lothian, EH53 0RX



# THE PROPERTY

McEwan Fraser Legal is delighted to present a unique home in Ochiltree Drive. Number 16 is set within a generous plot backing directly onto mature woodland. This impressive link detached family home combines spacious, flexible accommodation with beautifully presented interiors, creating an ideal home for modern family living.



Stepping inside, the welcoming entrance hallway immediately sets the tone for the accommodation beyond.



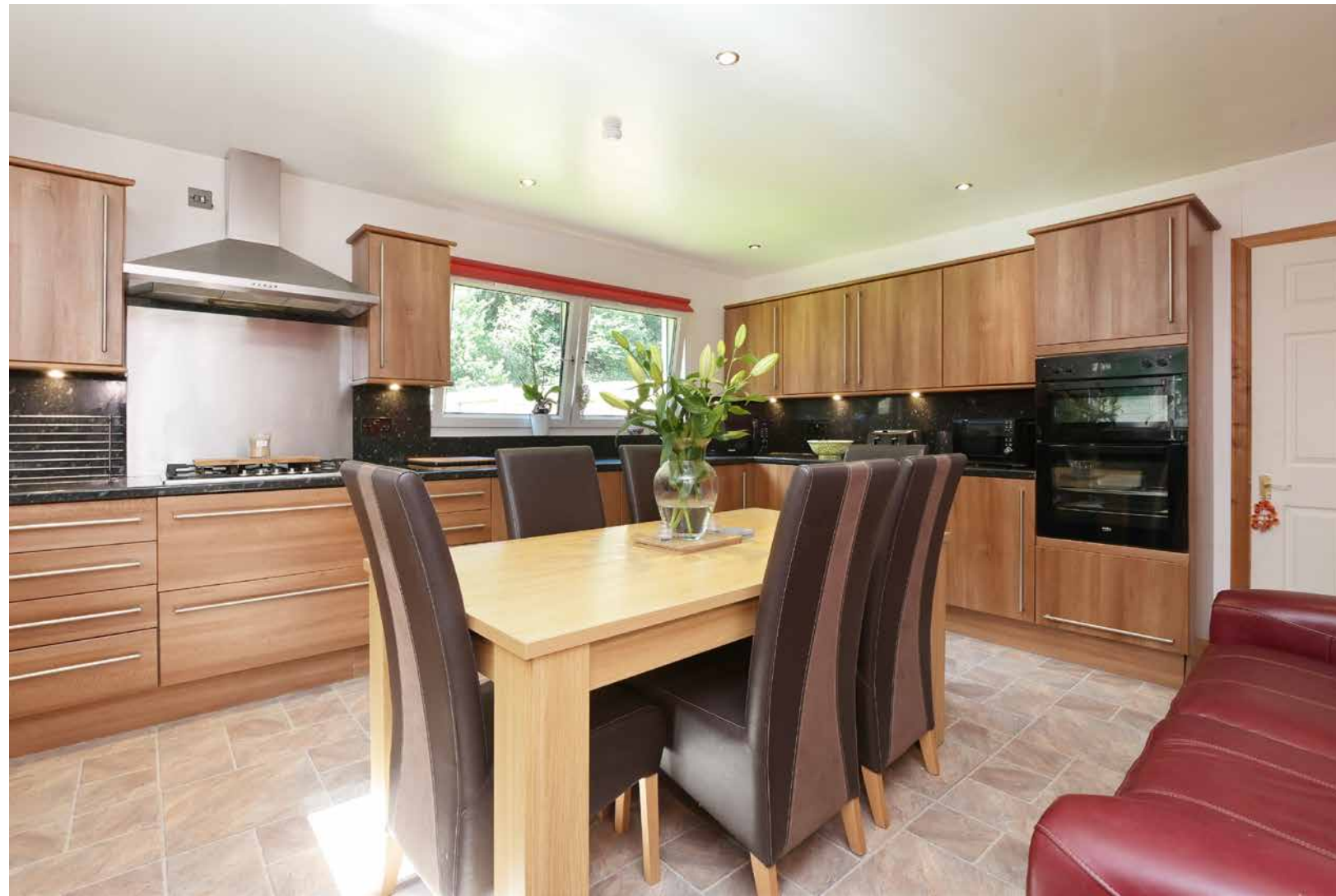


# THE LIVING ROOM

Positioned to the front of the property, the generous living room is flooded with natural light from a large picture window, providing an inviting space to relax while comfortably accommodating a range of furnishings.







## THE KITCHEN/DINER

A particular highlight of the home is the series of interconnected living spaces to the rear. The spacious dining kitchen flows effortlessly into the adjoining family room before leading through to the living room with French doors opening onto the garden. Together, these versatile spaces create an exceptional hub for modern family life, allowing everyone to enjoy their own space while remaining connected.





## THE FAMILY ROOM



# THE UTILITY & WC

A practical utility room provides additional storage, appliance space and external access, helping to keep the main living areas organised. Completing the ground floor is a modern cloakroom fitted with a two-piece suite.





## THE BEDROOMS

The first-floor landing gives access to four well-proportioned bedrooms. The principal bedroom is particularly impressive, benefiting from extensive fitted wardrobes together with a contemporary en suite shower room. Bedrooms two and three are generous doubles, while the fourth bedroom provides excellent versatility as either a comfortable bedroom or a dedicated home office.

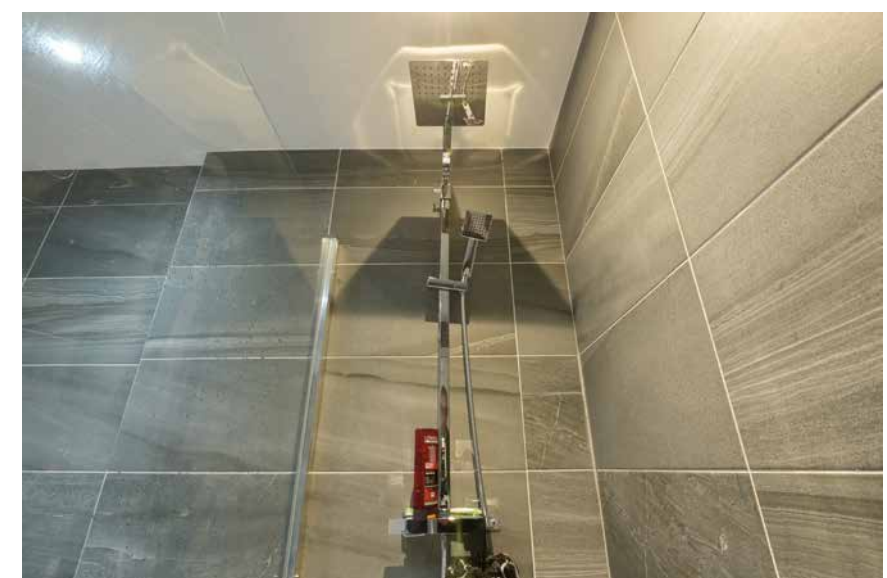
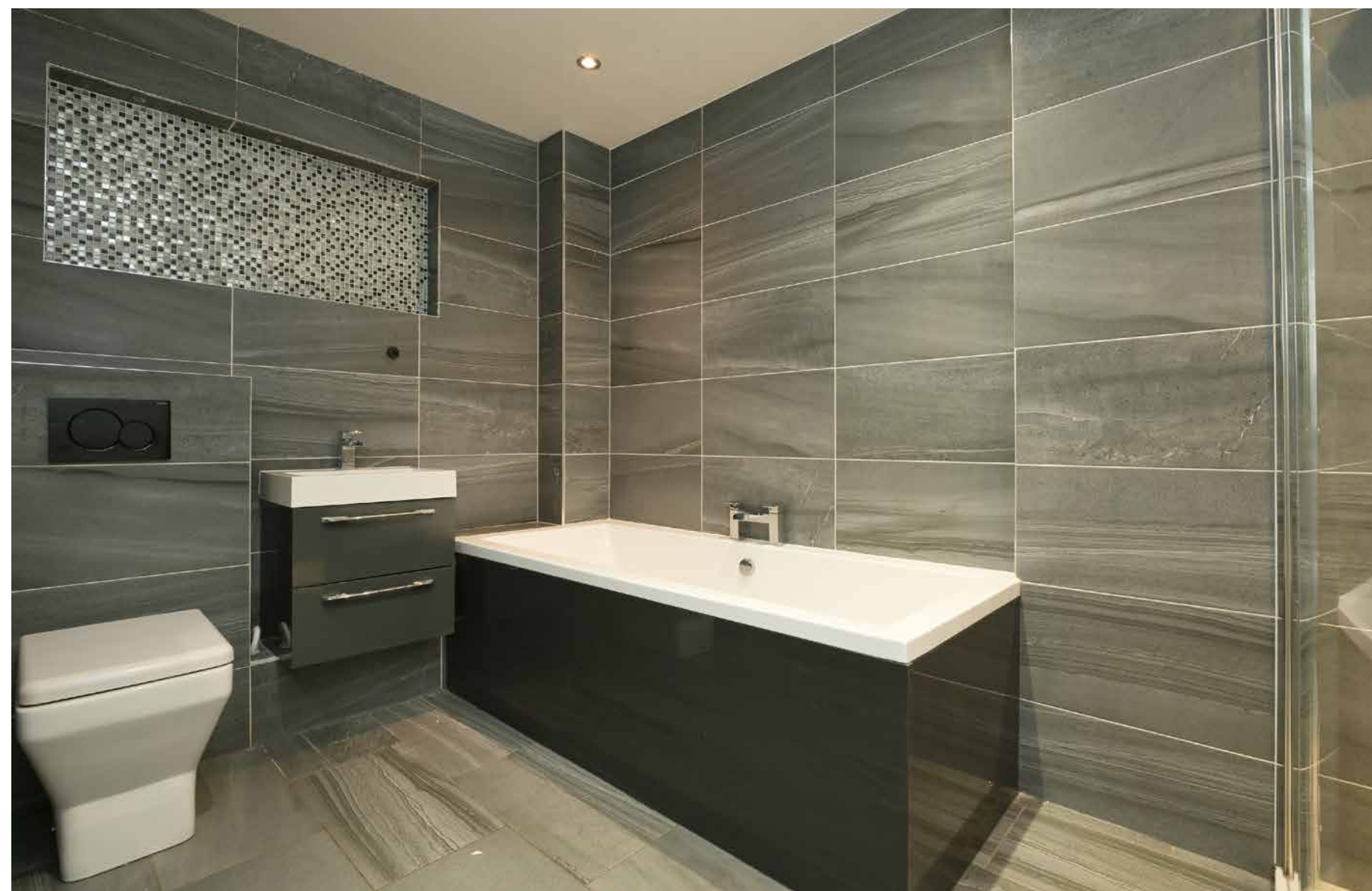






# THE BATHROOM

Serving the remaining bedrooms is a beautifully appointed family bathroom, finished with modern tiling and comprising a bath, separate shower enclosure, wash hand basin and WC.

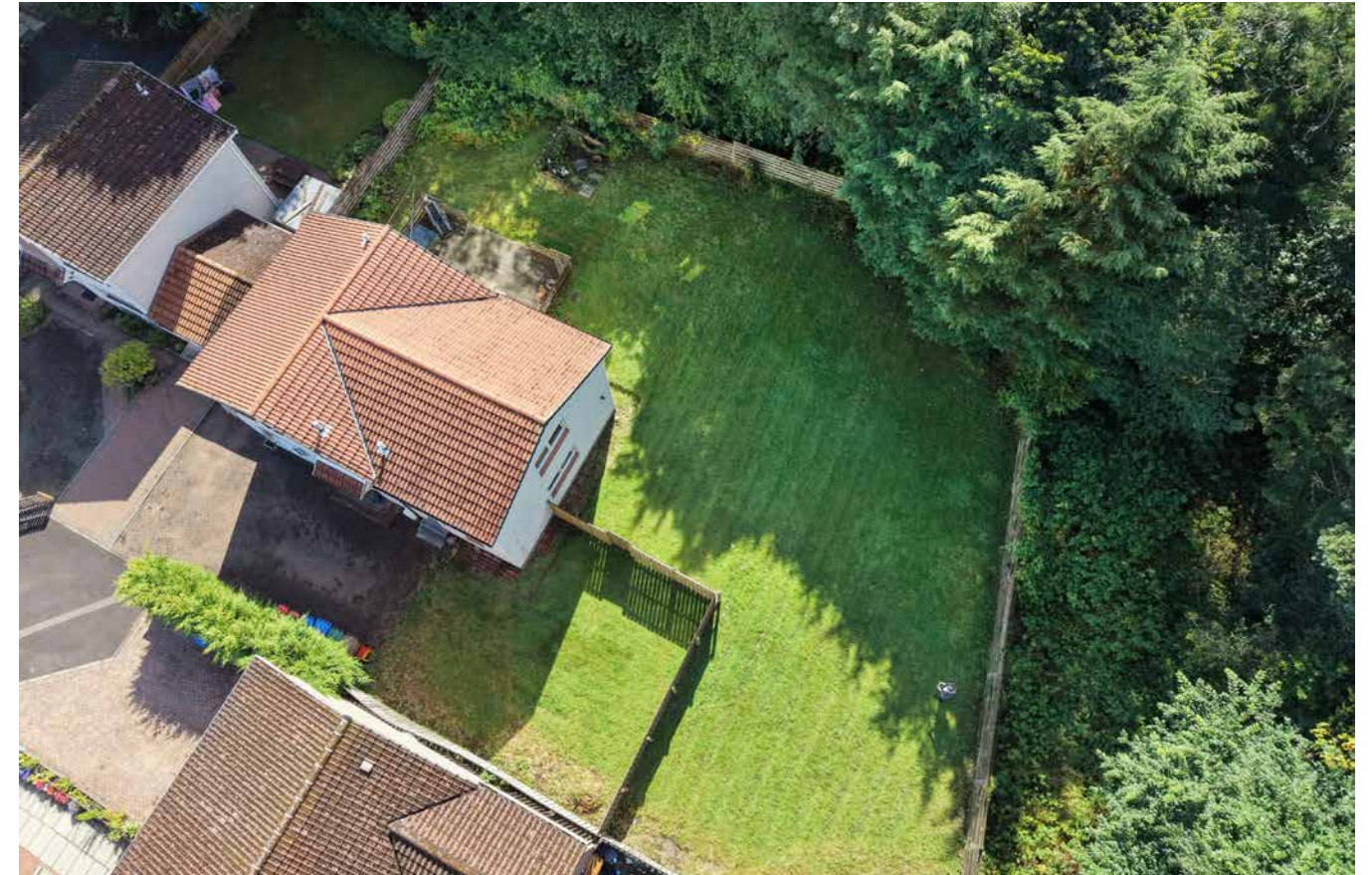




# THE EXTERNALS

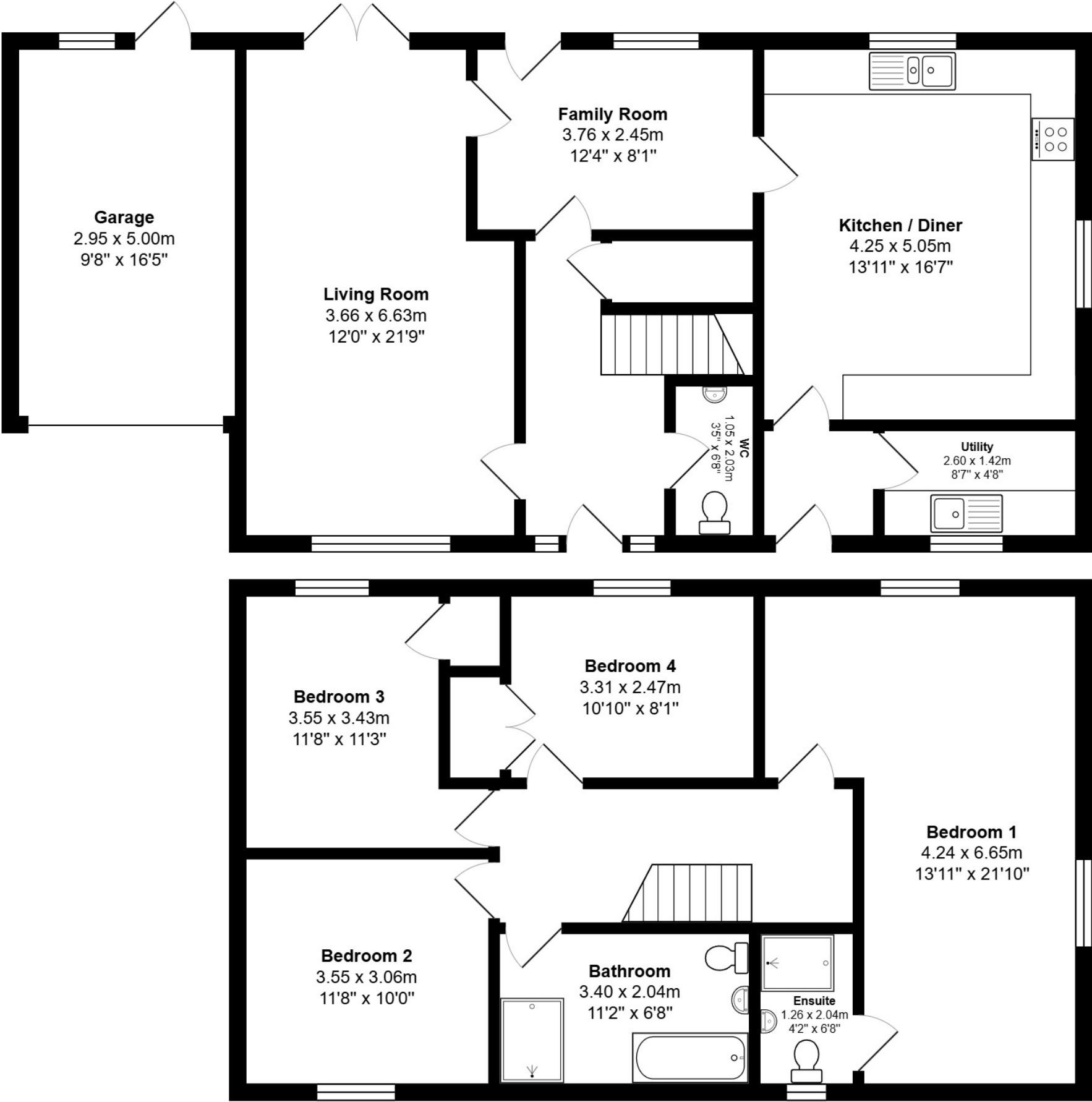
Externally, the property occupies an exceptional plot. To the front, a monoblock driveway provides off-street parking and leads to the detached garage. The rear garden is a real highlight, offering an extensive level lawn, patio seating area and an outstanding degree of privacy thanks to its mature woodland backdrop. With plenty of space for children to play, outdoor entertaining or simply enjoying the peaceful surroundings, it is a wonderful setting that will appeal to families and those who enjoy spending time outdoors.

This is a superb family home offering generous living space, flexible accommodation and an enviable garden setting rarely found in such a location.





# THE FLOOR PLAN



Approximate Dimensions (Taken from the widest point)  
Gross internal floor area (m<sup>2</sup>): 149m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Mid Calder is a picturesque and highly sought-after conservation village, celebrated for its rich history, charming character and welcoming community atmosphere. Steeped in heritage, the village is home to an attractive collection of traditional stone buildings, historic landmarks and scenic riverside walks along the River Almond, offering an enviable lifestyle that perfectly balances peaceful village living with modern convenience. The thriving village centre provides an excellent range of everyday amenities, including independent cafés, restaurants, local shops, a pharmacy, medical practice and other essential services, all contributing to the strong sense of community that has made Mid Calder one of West Lothian's most desirable places to live.

Families are particularly well catered for, with Mid Calder Primary School located within the village and secondary education provided by the highly regarded West Calder High School. A selection of nursery facilities and further educational establishments are also easily accessible throughout the surrounding area, making the village an excellent choice for families at every stage.

Outdoor enthusiasts are spoilt for choice, with an abundance of picturesque countryside, woodland walks and cycle routes right on the doorstep. The nearby Almondell & Calderwood Country Park offers hundreds of acres of woodland, riverside paths and open green space, providing the perfect setting for walking, cycling, running and enjoying the outdoors throughout the year.

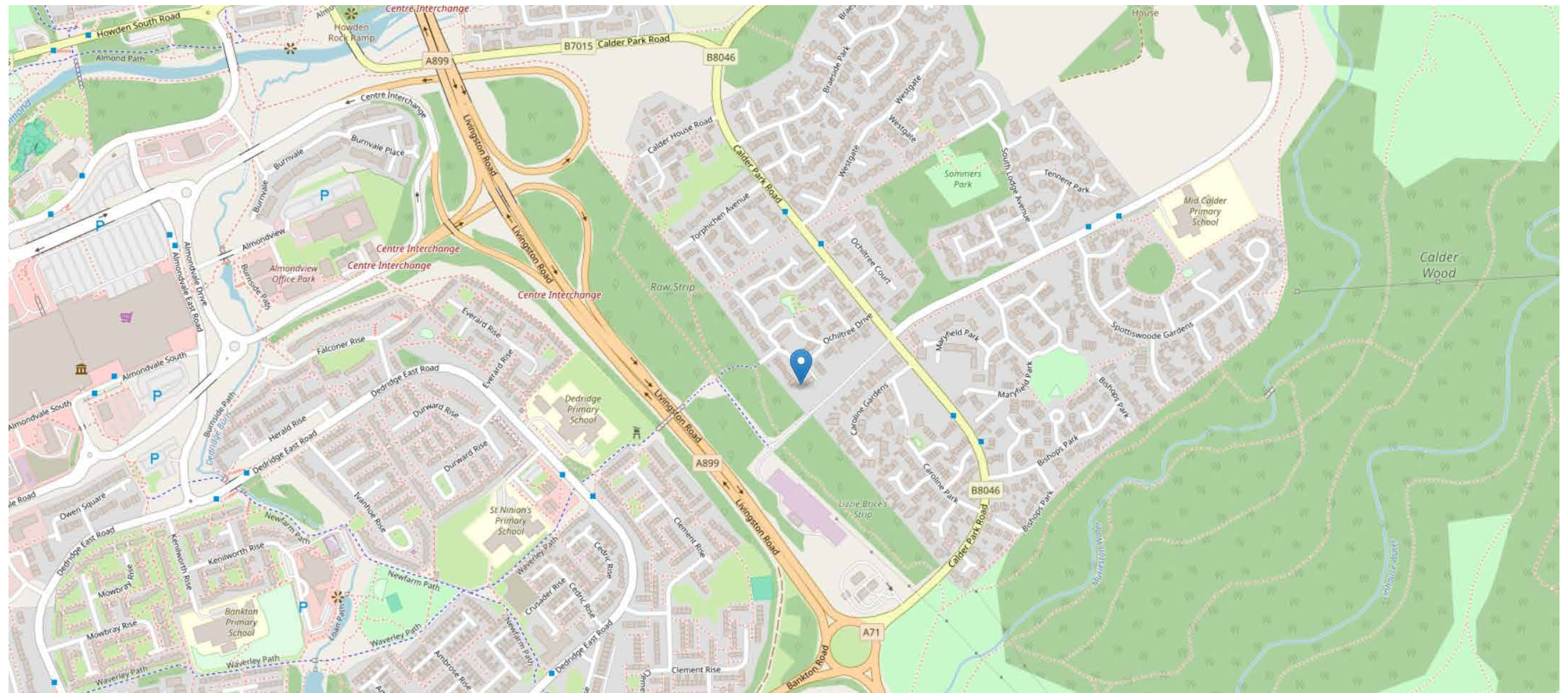
Just a short drive away, Livingston offers an outstanding range of retail, leisure and entertainment facilities, including The Centre Livingston and Livingston Designer Outlet, together with a wide selection of supermarkets, restaurants, cafés, gyms, cinemas and recreational amenities. Whether it's everyday shopping or a day out with family and friends, everything you need is close at hand.

Mid Calder is exceptionally well connected, making it an ideal base for commuters. The M8 motorway can be reached within minutes, providing swift access to both Edinburgh and Glasgow, while the nearby A71 offers convenient links across West Lothian and beyond. Regular rail services are available from Livingston South, Livingston North and Kirknewton railway stations, offering direct routes to Edinburgh, Glasgow and surrounding areas. Edinburgh Airport is also within easy reach, making both domestic and international travel effortless.

Combining the charm and tranquillity of a historic village with outstanding amenities, excellent schooling, beautiful green spaces and superb transport links, Mid Calder continues to be regarded as one of West Lothian's most desirable and well-connected places to call home.







# McEwan Fraser Legal

## Solicitors & Estate Agents

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