



132 Braeside Park, Mid Calder, EH53 0TB | Offers Over £225,000

A charming 3-bed home boasting a private driveway and a sunlit conservatory! Perfect for cosy gatherings and everyday moments.



Nestled within the charming village of Mid Calder, 132 Braeside Park presents an superb opportunity for families seeking a harmonious blend of community spirit and commuting convenience. This delightful three-bedroom semi-detached home boasts well-proportioned living spaces and a host of local amenities, ensuring a lifestyle of ease and enjoyment.

As you approach the residence, the welcoming facade is complemented by a neatly manicured lawn and a practical driveway to the side. Step inside to discover an inviting entrance hallway, adorned with durable laminate flooring that extends into the lounge and dining room. The lounge exudes a tranquil atmosphere with its soft colour palette, electric fire with surround, and natural light flooding in through the front-facing window. It seamlessly transitions into the dining room, which in turn provides access to the conservatory and kitchen.



The conservatory, overlooking the rear garden, offers an additional reception area perfect for relaxation or play. The kitchen is fitted with base and wall-mounted units, complemented by stylish metro tile splashback. Practicalities are covered with space for essential appliances and additional storage.

Ascend to the first floor to find three carpeted bedrooms, two of which are doubles, one featuring fitted wardrobes with mirrored sliding doors and the other a convenient storage space for all your belongings to be neatly stored away. The third bedroom is a single, offering a bright and airy environment. The family bathroom is a real treat with a white three-piece suite, rainforest shower above the bath, beige tiling, wet wall panelling, and a heated stainless steel towel rail.

Completing the allure of this home is the fully enclosed rear garden, a safe haven for both children and pets, and an included garden shed for additional outdoor storage. With oak-effect internal doors, gas heating, and double glazing, this property promises a comfortable family home in West Lothian, ready to welcome its new occupants with open arms.





Location:

Mid Calder is a very popular small village on the outskirts of Livingston. There are excellent bus links to Edinburgh, and it is close to both rail and road links to both Edinburgh and Glasgow. Mid Calder is located within 2 miles of Livingston town centre which offers an excellent range of shopping and leisure facilities. There are local amenities such as doctors, local shops, bars and restaurants in the village and there is a local primary school and close to secondary schools.

Sizes:

- Lounge 14' 6" x 12' 2" (4.42m x 3.71m)
- Dining Area 9' 9" x 7' 5" (2.97m x 2.26m)
- Kitchen 9' 8" x 7' 8" (2.94m x 2.34m)
- Conservatory 11' 8" x 10' 1" (3.55m x 3.07m)
- Bedroom 1 12' 8" x 7' 10" (3.86m x 2.39m)
- Bedroom 2 9' 1" x 8' 11" (2.77m x 2.72m)
- Bedroom 3 9' 5" x 7' 3" (2.87m x 2.21m)
- Bathroom

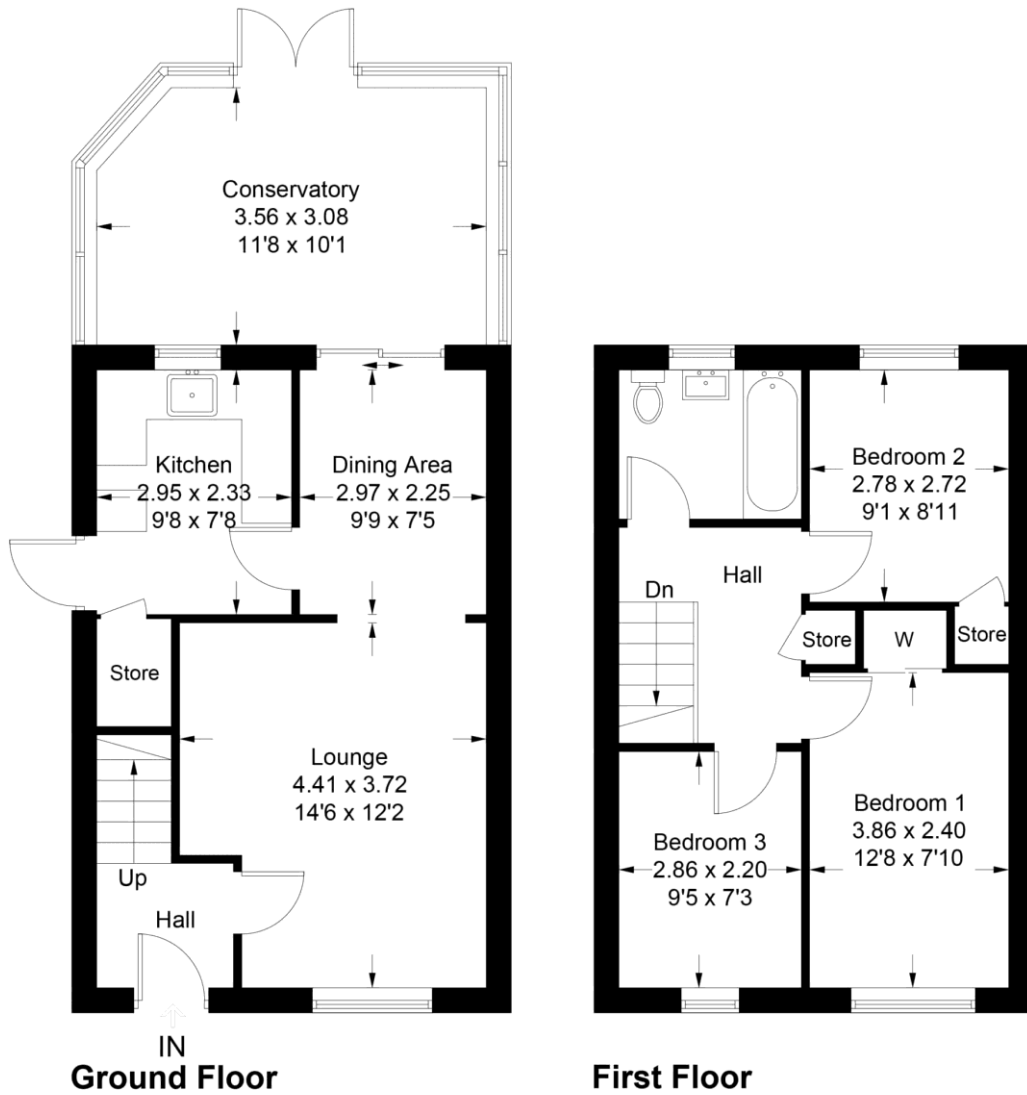
Extras:

Floor coverings, light fittings, blinds and garden shed.



132 Braeside Park, Mid Calder

Approximate Gross Internal Area = 86.0 sq m / 926 sq ft



All Enquiries

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