



Mid Calder | Bishops Park | Offers Over £110,000

Charming 1-bedroom main door apartment with private gardens, allocated parking, a perfect first home!



Nestled in the sought-after location of Mid Calder, 38 Bishops Park is an immaculate ground-floor apartment, ideal for first-time buyers eager to take their first step onto the property ladder, or downsizers seeking a comfortable, low-maintenance home in a peaceful and convenient setting. With its modern finishes and easy accessibility, this property is perfect for those looking to enjoy a hassle-free lifestyle. This charming one bedroom home offers a seamless blend of comfort and convenience, complemented by its own private rear garden and dedicated parking space.

Upon entering, you're greeted by a welcoming vestibule, guiding you into the heart of the home - a bright and airy lounge, tastefully finished with laminate flooring and soothing neutral tones. The front window bathes the space in natural light, providing an open outlook over the neatly chipped front garden.

The rear hallway, boasting handy storage cupboards, leads you to the apartment's well-appointed kitchen. Here, culinary enthusiasts will find everything to hand, including an integrated oven, hob, fridge/freezer, and space for a washing machine, all set against striking splashback tiles and high-gloss white cabinetry. The back door opens onto a charming garden space, paved and chipped and bordered by trees and shrubs, complete with a shed for additional outdoor storage.

Retire to the double bedroom, a sanctuary of style with its chic neutral decor and statement wallpaper, all complemented by a mirrored wardrobe and cosy fitted carpet. The sleek wet room, featuring splashback tiles and a contemporary white suite, provides a modern space to refresh and recharge.

Enhanced with double glazing, electric heating, and located in a superb area with easy access to motor links for commuting, this property is the epitome of 'move-in ready'. Fresh, neutral decor throughout ensures that you can easily add your personal touch and make 38 Bishops Park your own delightful haven.

Extras: All floor coverings, blinds, curtains, integrated oven, hob, fridge/freezer (no warranty) and the garden shed.

The furniture and washing machine is available by a separate negotiation.





Location: Mid Calder is a small, charming village on the outskirts of Livingston, from its quaint streets lined with historic buildings to its scenic views of the surrounding countryside, there's something truly special about this place. Immerse yourself in history as you wander through Mid Calder's fascinating past. Explore ancient landmarks like the Calder House and St. Cuthbert's Church, each steeped in centuries of stories waiting to be uncovered.

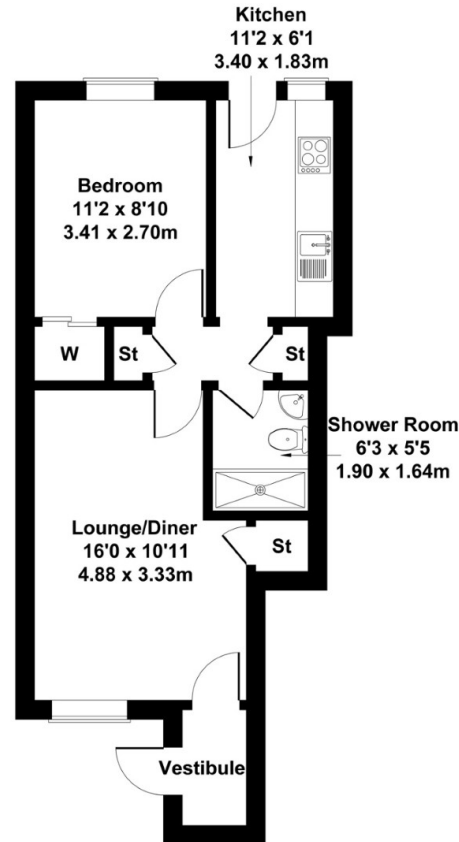
There are excellent bus links to Edinburgh, and it is close to both rail and road links to both Edinburgh and Glasgow. Mid Calder is located within 2 miles of Livingston town centre which offers an excellent range of shopping and leisure facilities. There are local amenities such as doctors, local shops, bars and restaurants in the village and there is a local primary school and close to secondary schools. Discover cosy cafes, and traditional pubs offering warm hospitality and delicious fare.

Mid Calder boasts stunning green spaces and walking trails, perfect for leisurely strolls or adventurous hikes making it the perfect place to raise a family. Take in the fresh air and breath-taking scenery as you explore the beauty of this enchanting village.



38 Bishops Park, Mid Calder

Approximate Gross Internal Area
441 sq ft - 41 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



All Enquiries

Telephone: 01506 500 999

E: info@hometownestateagents.co.uk

W: hometownestateagents.co.uk



Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.