



34 Bishops Park, EH53 0SQ

Mid Calder



HOMETOWN
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Tucked away within a peaceful cul-de-sac in the highly sought-after village of Mid Calder, this well-presented end-terraced home offers an ideal setting for first-time buyers and growing families alike. With a driveway accommodating two cars and a wonderful sense of privacy, this is a home that perfectly balances comfort, practicality, and village charm.

On arrival, you are welcomed into a bright entrance vestibule, leading through to a fresh and inviting front-facing lounge. This space is filled with natural light and features modern decor, creating a warm and relaxing atmosphere. Stairs lead to the upper level, while the lounge flows seamlessly into an open-plan dining area to the rear. This layout creates a fantastic sense of space and is perfect for both everyday living and entertaining, whether hosting family meals or special occasions. The dining room enjoys a dual aspect between the front and rear of the home, enhancing the light and airy feel throughout.

The kitchen is well-appointed and thoughtfully designed, offering a wide range of base and wall-mounted units, complemented by stylish worktops and splashback tiling. Integrated appliances include an oven, hob, and fridge/freezer, with additional space for a free-standing washing machine and dishwasher. A door from the kitchen provides direct access to the rear garden, making it ideal for indoor-outdoor living during the warmer months.

Upstairs, the property offers three bedrooms. The principal bedroom is located to the front and benefits from fitted mirrored wardrobes as well as an additional shelved storage cupboard, providing excellent storage solutions. The room is tastefully decorated in neutral tones with a striking navy feature wall. The second bedroom is another generous double, complete with built-in store housing the boiler, and offers ample space for free-standing furniture. The third bedroom overlooks the rear garden and continues the theme of fresh, neutral decor, making it a versatile space suitable as a child's room, nursery, or home office.

The bathroom is fitted with a white three-piece suite, including a bath with overhead shower, WC, and wash hand basin. Wet wall panelling and a heated stainless steel towel rail add both style and practicality.

Externally, the rear garden is a true highlight of the home. Offering a high degree of privacy, it is mainly laid to lawn with a paved patio area-perfect for summer barbecues, relaxing, or entertaining. A garden shed and charming Wendy house are both included in the sale, adding further appeal for families.

Additional features include gas central heating with a Hive controller, a combi boiler upgraded in 2020, and double glazing throughout, ensuring comfort and efficiency all year round.

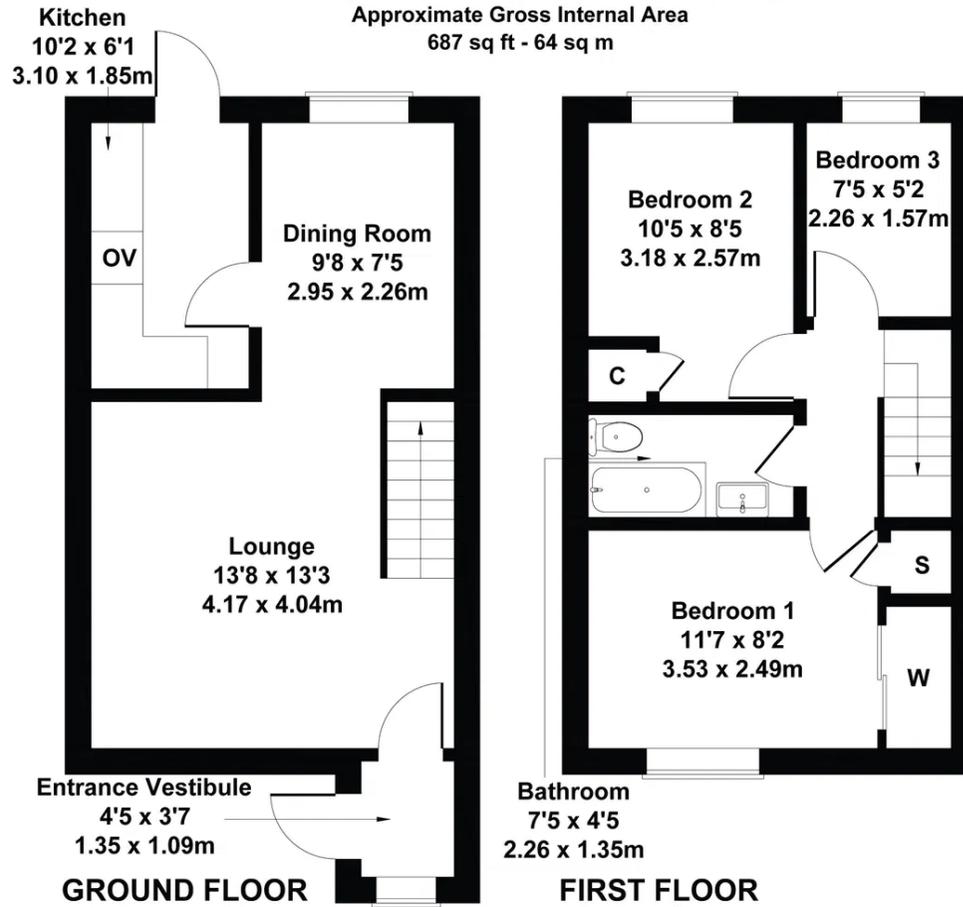
Mid Calder itself is one of West Lothian's most desirable villages, known for its picturesque setting, historic charm, and strong sense of community. Residents enjoy scenic walks through Almondell & Calderwood Country Park, easy access to local amenities, and a selection of well-regarded schools, including Mid Calder Primary School, within walking distance. The property is also ideally placed for commuters, with excellent transport links via the nearby motorway network, providing easy access to both Edinburgh and Glasgow. The area also falls within the catchment for highly regarded secondary schools including West Calder High School and St Margaret's Academy.

This is a fantastic opportunity to secure a lovely home in a truly desirable location, offering both lifestyle and convenience in equal measure.



34 Bishops Park, Mid Calder

Approximate Gross Internal Area
687 sq ft - 64 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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.

