



66 Ochiltree Crescent, EH53 0RT

Mid Calder - Offers Over £155,000



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Nestled within the ever sought-after village of Mid Calder, this beautifully presented terraced home enjoys a peaceful setting surrounded by tree-lined streets, a calm atmosphere and a genuine sense of community that makes this location so special. Offered to the market in true move-in ready condition, the property allows the next owner to simply arrive and enjoy, with all the work already done.

Mid Calder, West Lothian is one of the area's most desirable village settings, known for its charming historic feel, quiet residential streets and welcoming village spirit. It offers the perfect balance of countryside calm with excellent access to nearby Livingston and Edinburgh, making it a popular choice for commuters and families alike.

To the front of the property, a driveway provides off-street parking for one car. The front door opens into a welcoming entrance hallway finished with laminate flooring, with stairs leading to the upper landing and access to both the lounge and kitchen.

To the rear, the lounge is a lovely, relaxed space with a tasteful pop of colour adding warmth and character. Laminate flooring continues through the room, while patio doors open directly onto the private rear garden, creating a seamless flow between indoor and outdoor living. A useful store cupboard adds practicality, making this an ideal space for unwinding at the end of the day.

The kitchen is entered via a charming half-glazed feature door and is well-equipped with a range of base and wall mounted units. It includes an integrated oven and induction hob, with space for an under-counter fridge, separate freezer (included), and a free-standing washing machine. Finished with stylish black metro tiles, generous worktop space and vinyl flooring, it is both practical and contemporary in design.

Upstairs, there are two bedrooms and a modern shower room. The principal bedroom is a generous double to the front, currently housing a king-sized bed, with attractive panelled feature walling and a built-in wardrobe providing excellent storage and also housing the boiler. The second bedroom is a comfortable single, finished in fresh neutral tones with soft carpeting.

The shower room is stylish and well-appointed, featuring a WC, wash hand basin and bath with rainforest shower over. Modern wet wall panelling, a heated towel rail, panelled ceiling and spotlights complete the space, with a rear window allowing natural light and ventilation.

Externally, the rear garden is a real highlight. Fully enclosed and private, it has been designed for easy maintenance with a combination of paving and artificial grass, creating a perfect setting for summer relaxation and outdoor entertaining.

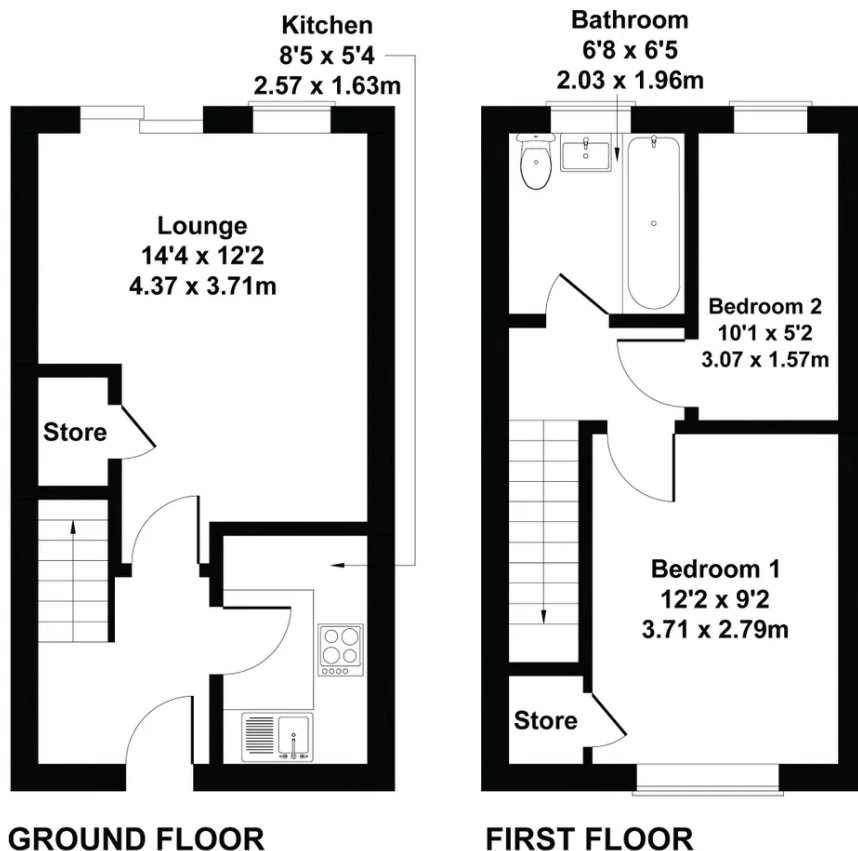
Further benefits include gas central heating and double glazing throughout.

Extras: Floor coverings, light fitting in the kitchen, blinds, integrated oven, induction hob, undercounter fridge, freezer and radiator covers.



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Approximate Gross Internal Area
566 sq ft - 53 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.

