



REMAX
Property

Bishops Park, Mid Calder, EH53 0SR



Set within the desirable village of Mid Calder, this impressive home offers beautifully presented accommodation with a warm and welcoming feel throughout. Thoughtfully upgraded by the current owners, the property combines contemporary finishes with practical family living in a peaceful and well-connected location. Ideally suited to families, professionals and buyers seeking a home ready to enjoy from day one.

The accommodation begins with a welcoming entrance hallway leading to a bright and inviting lounge, perfect for relaxing. To the rear, the stylish dining kitchen provides an excellent social space with room for family dining and everyday living. Upstairs, there are three well proportioned bedrooms and a modern family bathroom, all presented in excellent condition.

Externally, the property has private gardens offering space to relax and entertain. The fully enclosed rear garden also provides a secure and private outdoor space, making it ideal for families with young children or pets. An attached garage and private driveway provide excellent parking and storage options. Mid Calder remains a highly popular location, well placed for local amenities, reputable schooling and excellent commuter links across West Lothian and beyond.

Located within the ever-popular conservation village of Mid Calder, this charming setting continues to retain its traditional village character while offering an excellent sense of community and superb convenience for commuters. The village enjoys easy access to the A71, Edinburgh City Bypass, and both the M8 and M9 motorway networks, with nearby rail links available at Kirknewton and Livingston South railway station. Regular bus services also operate to both Edinburgh and Livingston, while Edinburgh Airport is approximately 10 miles away. Mid Calder itself offers a variety of local amenities including a village shop, butcher, cafés, takeaways, restaurants, hairdressers, public houses, a community hall and bowling club, alongside several play parks and a newly opening pharmacy. Outdoor enthusiasts are well catered for with both Almondell & Calderwood Country Park and Cunnigar Park close by, providing picturesque walks and green space. Schooling is available locally at Mid Calder Primary School, which also incorporates the village nursery, while secondary education is provided at West Calder High School. Nearby East Calder further enhances the local offering with additional amenities including a health centre, library, pharmacy, bowling club and sports facilities, while Livingston town centre is within easy reach for a wider selection of shopping, leisure and dining options.

Front Garden

To the front of the property, there is a paved pathway leading to the entrance alongside a mono-block driveway providing off-street parking. A well-maintained lawn is complemented by planted borders featuring a variety of shrubs and bushes, creating an attractive approach to the home.

Entrance Vestibule

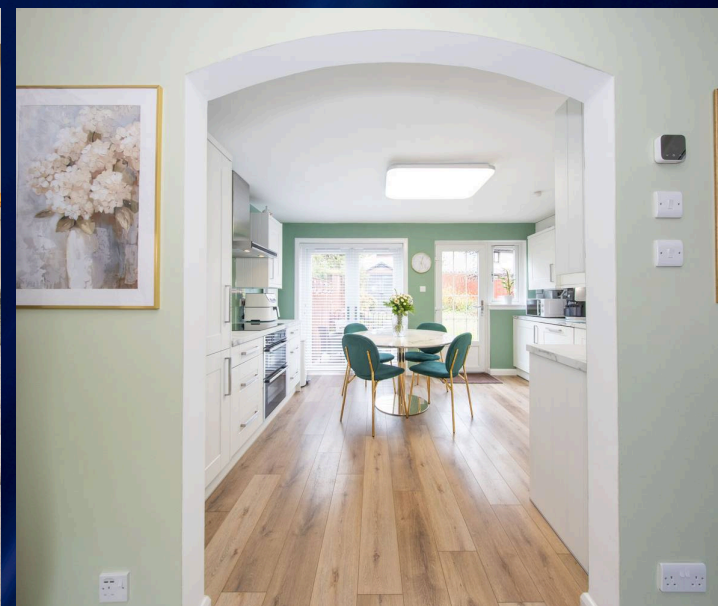
1.307m x 1.215m (04'03" x 03'11")

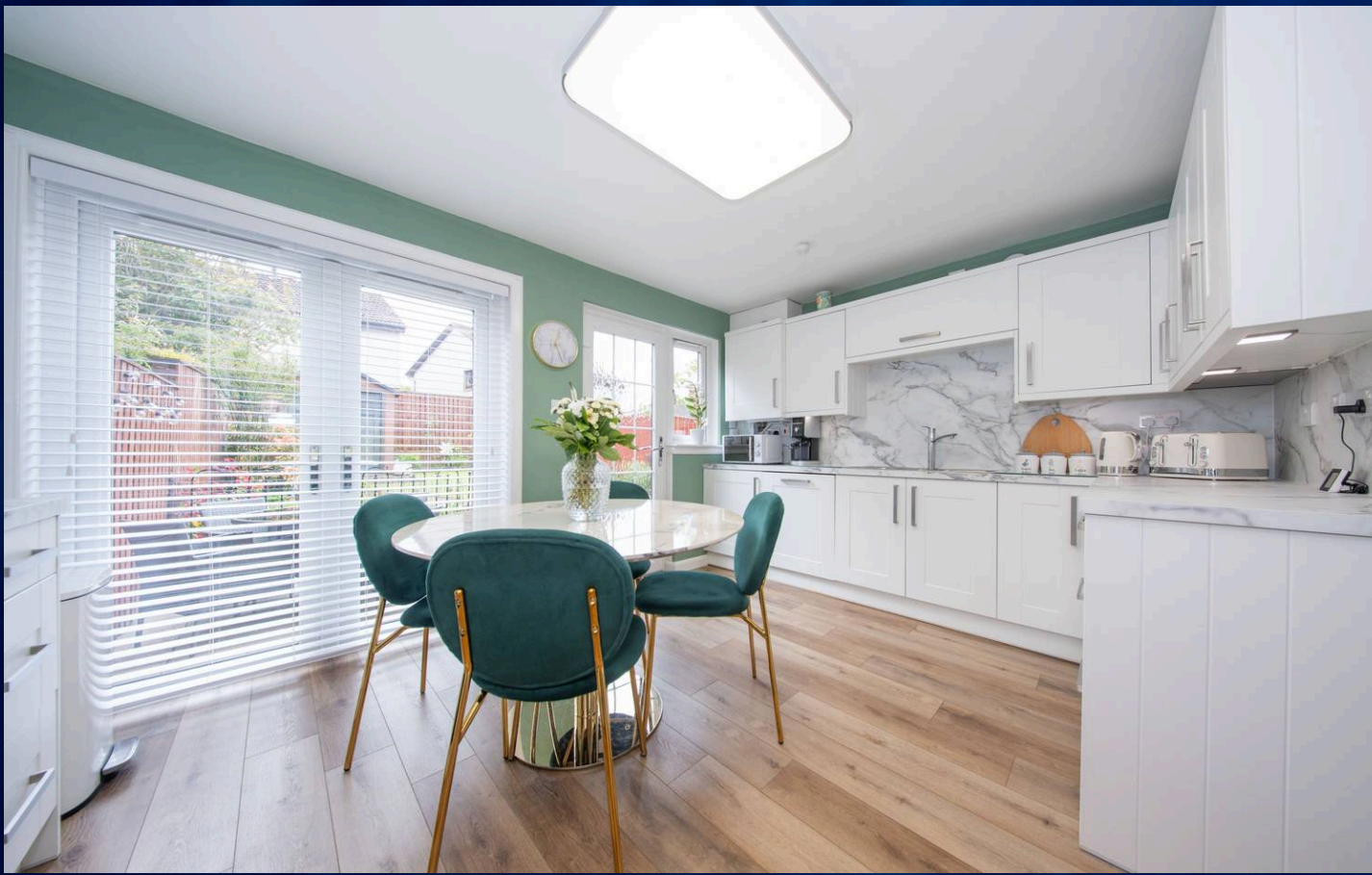
Entry to the property is via a half-glazed wooden front door into this welcoming vestibule. The space features a laminate floor complemented by green painted walls, creating a warm first impression. Additional features include a ceiling-mounted light and a window to the side of the property allowing for natural light.

Lounge

4.207m x 3.987m (13'09" x 13'00")

This generously proportioned lounge offers a bright and comfortable living space, finished with stylish laminate flooring and a tasteful mix of painted and papered walls. A large front-facing window fills the room with natural light, creating an airy atmosphere throughout the day, while modern ceiling lighting adds to the welcoming feel in the evening. The room also benefits from a radiator, smoke detector, multiple power points, and ample space for a variety of lounge furniture configurations.





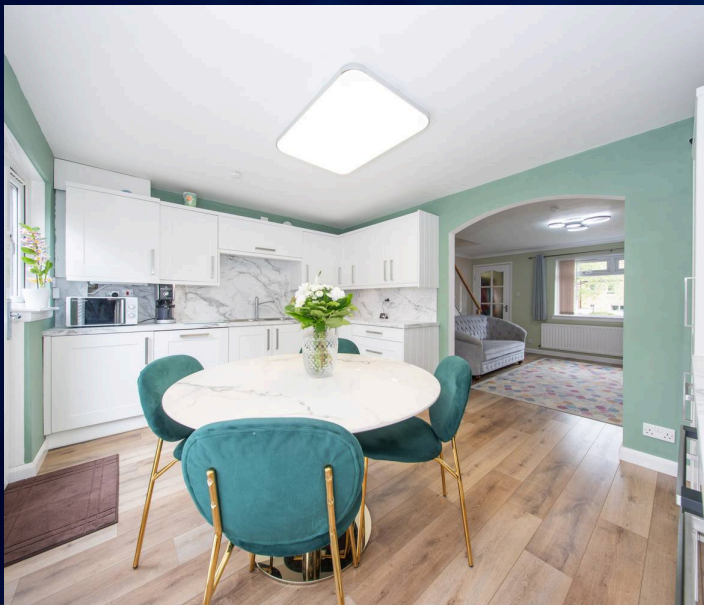
Dining Kitchen

4.193m x 3.103m (13'09" x 10'02")

This beautifully presented kitchen diner has been finished in a contemporary style and provides an excellent space for both everyday living and entertaining. The room continues the laminate flooring from the adjoining areas and features green painted walls complemented by modern white wall and base units with marble-effect laminate worktops. It is well equipped with an under-counter oven and grill, four-ring induction hob with stainless-steel extractor hood, built-in dishwasher, and integrated fridge freezer. A stainless-steel double sink with mixer tap sits beneath the window overlooking the rear garden, while under-unit lighting, ceiling lighting, and ample power points further enhance the practicality of the space. Natural light is drawn in through the rear-facing window, double-opening French doors, and a three-quarter glazed UPVC door providing direct access to the garden. Additional features include a tall white contemporary radiator and a ceiling-mounted heat detector.

Stairs and Landing

The staircase and upper landing continue the tasteful presentation found throughout the home, featuring neutral painted walls and fitted carpet creating a bright and welcoming upper hallway. Natural light is provided by a side-facing window, while additional features include a ceiling-mounted light, smoke detector, and attic hatch access.



Main Bedroom

3.592m x 2.476m (11'09" x 08'01") up to the wardrobes. Offering a bright and relaxing atmosphere, the main bedroom has been finished with soft carpeted flooring and a combination of crisp white painted walls alongside a feature wallpapered wall. A large window to the front of the property allows for plenty of natural light, while ceiling lighting enhances the comfortable feel of the room. Built-in storage is provided through a fitted wardrobe with hanging and shelving space, in addition to a useful over-stair cupboard. A radiator and multiple power points complete the room.

Second Double Bedroom

3.185m x 1.940m (10'05" x 06'04") plus door recess. Positioned to the rear of the property, this comfortable double bedroom offers a light and neutral finish with white painted walls and a brand new fitted carpet. Natural light flows through the rear-facing window, while a ceiling-mounted light provides illumination in the evening. The room is completed with a radiator and multiple power points.

Third Bedroom

2.269m x 2.203m (07'05" x 07'02")
Ideal as a child's bedroom, nursery, or home office, this versatile room benefits from a bright rear outlook and a modern finish throughout. The space incorporates fitted carpet, crisp white décor, and a contrasting wallpapered wall, while practical features include ceiling lighting, a radiator, and multiple electrical sockets.





Family Bathroom

2.351m x 1.362m (07'08" x 04'05")

Finished in a neutral colour palette, the bathroom features cream-toned tiling to the floor and three of the walls, complemented by one white painted wall. The suite comprises a bath with mains shower, close-coupled toilet, and a white gloss vanity unit incorporating the wash hand basin and storage below. Additional features include ceiling lighting, an extractor fan, and a chrome towel radiator completing the room.

Rear Garden

The rear garden has been thoughtfully arranged to create an attractive and functional outdoor space. Immediately outside the property is a paved patio area ideal for outdoor seating and entertaining, with a half-height fence separating the lawned section beyond. Mature planted borders provide colour and privacy around the edges of the garden, while a paved pathway leads to the plastic garden shed included within the sale. Additional features include an outside tap, exterior lighting, and access to the rear of the garage.



Garage

5.680m x 2.728m (18'07" x 08'11")

A well-equipped attached garage with an electric up-and-over door along with a half-glazed UPVC door providing access to the garden. The space has a range of upper and lower storage units with cream gloss frontages, alongside a stainless-steel sink with drainer and mixer tap creating a practical utility area. There is space for additional appliances, with the under-counter washing machine. Further features include two ceiling-mounted lights, multiple power points, and attic hatch access.

Additional Items

Tenure: Freehold. Council tax band: D.

There is a new carpet in the second bedroom and a new rear door installed on the garage in 2025. All fitted floor coverings, the kitchen items mentioned, the garden shed are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWINGS

Arrange an appointment through REMAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

OFFERS

All offers should be submitted to: REMAX Property, REMAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555.

INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

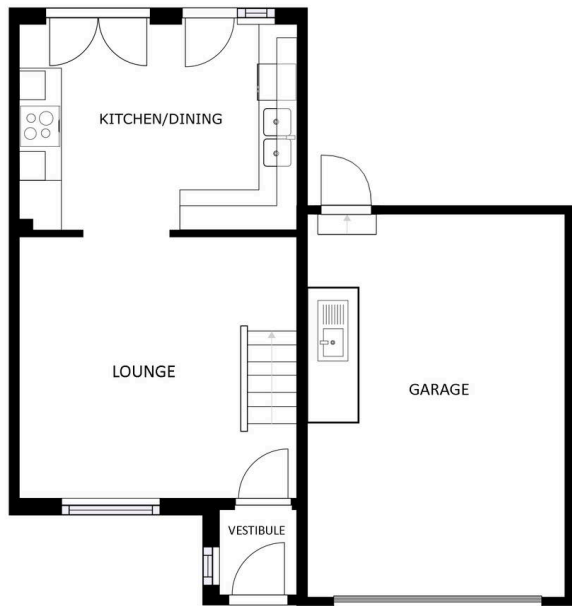
THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960 996670 TODAY.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions		
(92+)	A			(92+)	A	
(81-91)	B			(81-91)	B	
(69-80)	C			(69-80)	C	76 79
(55-68)	D			(55-68)	D	
(39-54)	E			(39-54)	E	
(21-38)	F			(21-38)	F	
(1-20)	G			(1-20)	G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions		
		74	80			

England, Scotland & Wales EU Directive 2002/91/EC

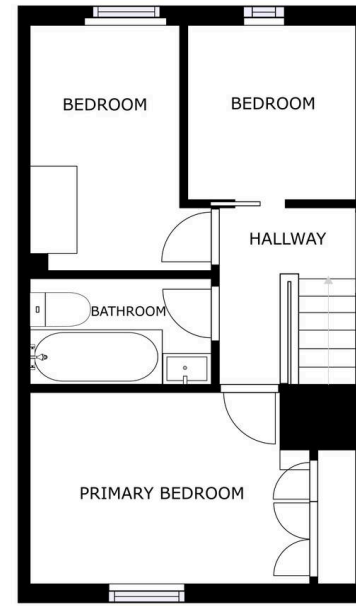


FLOOR 1

REMAX
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GROSS INTERNAL AREA
FLOOR 1: 33.66 m², FLOOR 2: 30.71 m²
TOTAL: 64.37 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



FLOOR 2

REMAX
PROPERTY

GROSS INTERNAL AREA
FLOOR 1: 33.66 m², FLOOR 2: 30.71 m²
TOTAL: 64.37 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



REMAX Property

Remax Property, Remax House - EH54 6TS

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