



REMAX
Property

Caroline Park, Mid Calder, EH53 0SH



Located in a delightful family friendly locale, this amazing home is finished to a high standard throughout. This much sought-after area of Caroline Park, Mid Calder, Livingston, EH53 0SH, is rarely available and would make an ideal purchase for a family, professionals, retired couple or first-time buyer. Sharon Campbell and REMAX Property are pleased to bring this fabulous house to the market and suggest it is a must for your viewing list.

Mid Calder is a popular village, with a great sense of community. Ideally placed for the commuter. It has easy access to the A71 and Edinburgh bypass and the M8 and the M9 network. The closest railway links are at Kirknewton or Livingston South; a regular bus service operates to Livingston and Edinburgh from the village and Edinburgh Airport is only 10 miles away. The local amenities include two village shops, hairdressers, barbers, takeaways, restaurant, community hall, bowling club and public houses as well as play parks. The Almondell and Calderwood Country Park and Cunnigar Park are easily accessible. The local school is at Mid Calder primary which also houses the local nursery and the catchment secondary school is at West Calder High. The adjacent village of East Calder provides a health centre, a library, a pharmacy, a bowling club and a sports complex. Livingston town centre is a short drive away which has a more extensive range of shopping and other facilities.

Front Garden, Garage and Driveway

The secluded setting for this property creates an inviting open approach. The gravelled garden is edged with some planting. Access to both sides of the property is allowed via pathways. The driveway could easily accommodate two vehicles. The garage (5.190m x 2.597m (17'00" x 08'06") has an up and over door to the front with power and light contained within.

Entrance Hallway

A welcoming entrance is created by a covered porch to the front then a part glazed door with a glazed adjacent side panel, bringing in lots of natural light. Decorated with neutrally painted walls and laminate to the floor, the modern décor begins. The bright, inviting hallway is 'L' shaped and two ceiling lights enhance this. An integrated cupboard allows for storage. Attic access (which has its own light) can be gained from here and is finished with loose floorboards. Two power points, a smoke detector, a carbon monoxide detector, attic access and a modern chrome radiator are also included.

Dining Lounge

7.266m x 3.269m (23'10" x 10'09")

This splendidly spacious room is in excellent decorative order, with laminate to the floor and neutral tones to the walls, plus one feature wall. Two lots of windows to the front allow in lots of natural light being complemented by two ceiling lights. The modern log burning stove has not been used by the current owners but provides a modern feature. Two radiators, a smoke detector, power points, a telephone socket and a television aerial socket are also provided.





Kitchen

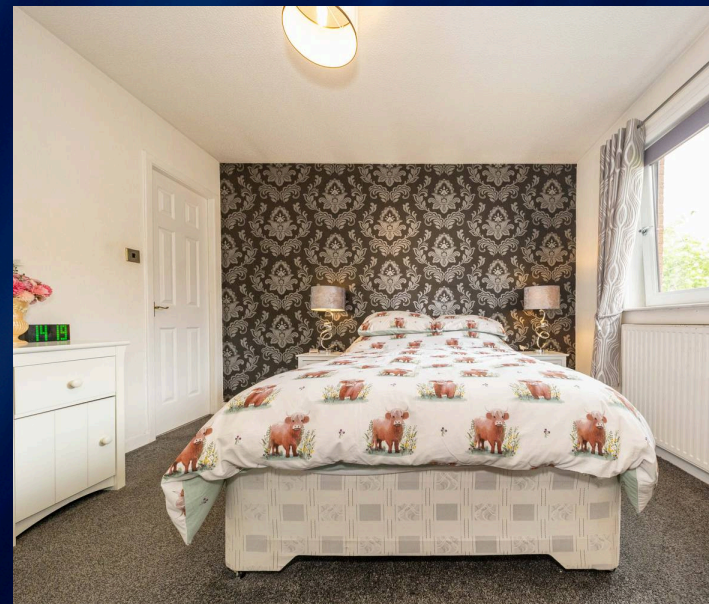
3.279m x 2.683m (10'09" x 08'10")

This modern room, complete with separate coffee station, creates a delightful space. Well equipped with wall and floor mounted units with grey and white frontages. Decorated with one feature wall, some painted walls, laminate flooring, wipe clean panelling splashbacks and co-ordinating work surfaces, a charming ambience has been created. There is an integrated electric double oven, four ring ceramic hob, cooker hood, dishwasher, washing machine and freestanding fridge-freezer, which will be included in the sale. The self-coloured sink with drainer and mixer tap compliments the rest of the room. The window to the side of the property allows natural light to enter the room, which is further enhanced by ceiling lighting and under unit lights. A half-glazed door provides access to the side of the property. Power points, a heat detector and a modern vertical radiator are supplied.

Main Bedroom

3.537m x 3.183m (11'07" x 10'05") up to the wardrobes.

A splendid room with views of the rear garden through the windows. Tastefully decorated with one feature wall and neutral tones to the remaining walls with carpet to the floor. An integrated double mirror fronted wardrobe offers lots of hanging and shelving space. Ceiling lighting, power points and a radiator complete the room.



En-Suite Shower Room

2.073m x 1.458m (06'10" x 04'09")

An essential commodity in the modern family home, which has been fitted with a modern white suite. The shower cubicle houses a wall mounted shower, with both a rainfall showerhead plus a handheld shower, a close coupled toilet and an inset sink, set within a vanity unit. The stunning backlit mirror creates a 'wow' feature. Finished with modern wet wall panelling and vinyl to the floor. A window to the side of the property, recessed ceiling downlights and a chrome ladder radiator finish the room.

Second Double Bedroom

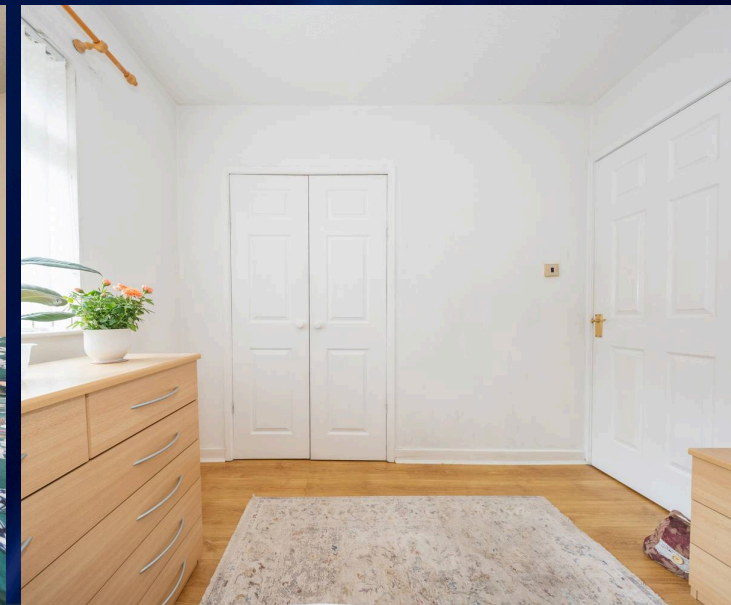
3.428m x 2.683m (11'03" x 08'10") up to wardrobes

Another delightful bedroom which has been decorated with neutral tones to the walls and a fully fitted carpet to the floor. Windows to the rear allow in plenty of natural light and there is a ceiling light. There are double mirror fronted wardrobes providing excellent hanging and shelving storage. Power points and a radiator are also provided.

Third Bedroom

2.784m x 2.492m (09'02" x 08'03") up to the wardrobes

A lovely room which has been finished with neutral tones to the walls and laminate to the floor. A window to the side brings in natural light and there is a ceiling light. Double fronted wardrobes provide hanging and shelving storage. Power points and a radiator are also included.





Shower Room

2.061m x 1.671m (06'09" x 05'06")

This impressive, boutique style room has been upgraded with contemporary tiling to the walls and laminate to the floor. The suite comprises of a walk-in shower with a wall mounted mixer shower, with a rainfall shower head plus handheld shower, a back to wall toilet and a vanity sink, with storage below. Another impressive mirror with lighting, ceiling downlights, an extractor fan and a chrome ladder radiator complete the room.

Rear Garden

The private garden has been lovingly crafted and designed to add character to this area. There is walling to the rear and fencing to the boundaries to provide a secure garden. Predominantly finished with grass, there are also sections of planting in raised border beds. Paving allows access on both side to the front of the property and to the garage and shed. ed areas create seating spaces and provide an excellent area to relax or entertain. The garden shed and summer house will be included in the sale. There are raised beds around perimeter of garden, path leading to gate outside of property.



Additional Items

Tenure: Freehold. Council Tax Band:E Factor Fee: None. All fitted floor coverings, blinds and kitchen items mentioned, the summerhouse and the garden shed are all 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, 13b, 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.

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FLOOR PLAN



GROSS INTERNAL AREA
 FLOOR PLAN 84.9 m²
 TOTAL: 94.9 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



REMAX Property

Remax Property, Remax House - EH54 6TS

01506 418555 • livingston@remax-scotland.homes • www.reprop.uk/livi



Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.