



1c Main Street, Mid Calder, Livingston, West Lothian, EH53 0AW

Beautifully Presented One-Bedroom, Second-Floor Flat

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Property Description

Beautifully presented, one-bedroom, second-floor flat, forming part of a charming period stone-built terrace. Located in the charming village centre of Mid Calder, near Livingston and south west of Edinburgh city centre.

Comprises an entrance hall, open-plan living/dining room and kitchen, a double bedroom, and a shower room.

Quietly set off-street overlooking shared gardens, features include a fitted kitchen with appliances, a stylish modern bathroom, and gas central heating. In addition, there is light tasteful decor throughout, recessed spot lighting, a built-in mirrored bedroom wardrobe and double glazing.

There is a well-maintained and carpeted communal hall featuring a skylight cupola, a shared drying green, and open spaces of Almondell & Calderwood Country Park close by.

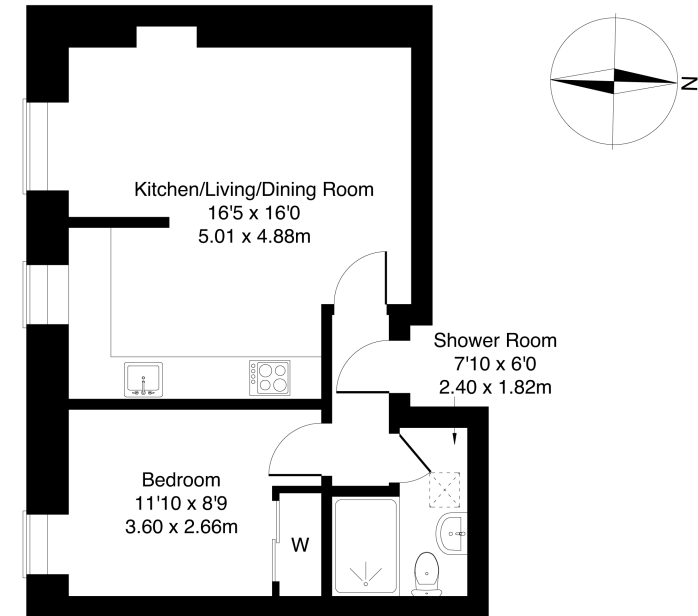
An inviting entrance leads you into the home, where the open-plan living, dining, and kitchen areas are thoughtfully arranged to the side. The living room features soft carpeted flooring and a wall-mounted TV point, creating a comfortable space to relax, while the kitchen sits just beyond at the rear. The kitchen is finished with contemporary flooring, sleek fitted worktops, and a stylish tiled-effect splashback. It includes a stainless-steel sink with a drainer, an integrated oven with an electric hob and canopy above, as well as a washing machine and fridge/freezer.

The bedroom continues the carpeted flooring for a cohesive feel and offers a built-in mirrored wardrobe, providing excellent storage. Completing the home is the shower room, a well-presented three-piece suite featuring a shower cubicle and a contemporary ladder-style radiator.



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Approximate Gross Internal Area: (441 sq ft - 41 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Livingston, the largest town in West Lothian, offers an extensive range of shopping and leisure facilities, including the renowned Livingston Centre and Livingston Designer Outlet, complemented by local shops and a variety of supermarkets. The town also provides a wealth of sports and recreational opportunities, with scenic walking and cycling routes, parks, woodlands, swimming pools, golf courses, libraries, a multi-screen cinema and modern sports centres. Highly regarded nursery, primary and secondary schools are available locally. Livingston

benefits from excellent transport connections, with the M8 motorway to the north and the A71 to the south, while two railway stations provide regular services to Edinburgh, Glasgow and beyond. Mid Calder, situated right on the main street with its charming local pubs and restaurants just a short stroll away, adds to the area's appeal. Mid Calder offers an attractive selection of local shops, eateries and traditional pubs, all contributing to its friendly and welcoming community atmosphere.





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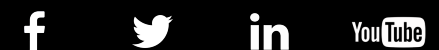
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