



**RE/MAX** PROPERTY



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Maryfield Park, Mid Calder,  
West Lothian, EH53 0SD

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**\*\*SELDOM AVAILABLE 1 BEDROOM LOWER FLAT!\*\*  
++Gas Central Heating++ Cavity Wall Insulation++Double Glazing++**

**This property would suit an investor as it meets all current letting legislation.**

Janice Bennie & RE/MAX Property are thrilled to present to the market this exclusive & rarely available 1-bedroom lower flat, which enjoys spacious room sizes, large gardens & allocated parking. Located in a highly popular development in the heart of leafy Mid-Calder, this property oozes potential & would be a fabulous first home!

Situated in the highly sought-after conservation town of Mid Calder, which retains its unique village atmosphere, with a great sense of community is ideally placed for the commuter. It has easy access to the A71 and Edinburgh bypass and the M8 and the M9 network. With railway links at Kirknewton, Livingston South and North, and a regular bus service operating to Livingston and Edinburgh from the village and Edinburgh Airport is only 10 miles away. The local amenities include hairdressers, takeaways, restaurants, pharmacy, butchers, 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 can be easily accessed on foot and has a more extensive range of shopping and other facilities.

**Freehold Property Council Tax Band B Factor Fee: N/A**

The home report can be downloaded from the RE/MAX website.

- **1 Bedroom Lower Flat**
- **Leafy, Sought After Development**
  - **Large, Spacious Lounge**
- **Bedroom has a built-in wardrobe**
  - **Two Large Cupboards**
  - **Allocated Parking Space**



### **Entrance Vestibule**

3' 4" x 4' 6" (1.01m x 1.36m)

Welcoming vestibule, entered via white uPVC door, which has been finished in neutral tones and allows access to the main lounge & beyond. This area benefits from carpeted flooring, a centre light and the access to the cupboard which houses the meters.

### **Lounge/Diner**

15' 7" x 11' 1" (4.74m x 3.37m)

With an abundance of flexible space for a variety of furniture configurations, this large reception room offers an attractive space to relax in. It offers sumptuous, carpeted flooring, contemporary décor, central lighting, a wall radiator, TV & Broadband points, large uPVC window overlooking the front aspect of the property and over the surrounding estate.

### **Rear Hallway**

5' 8" x 2' 9" (1.72m x 0.85m)

The internal hallway offers carpeted flooring, central lighting and access to all the accommodation including two large storage cupboards, one of which houses the combi boiler.

### **Bedroom**

11' 5" x 8' 10" (3.47m x 2.69m)

This bright spacious bedroom enjoys a large window overlooking the rear garden and surrounding area. There is a very large storage space/wardrobe which is neatly tucked behind mirrored sliding doors. The room benefits from fitted carpeted flooring, centre light and wall mounted radiator.

### **Kitchen**

11' 5" x 6' 0" (3.47m x 1.83m)

This generously sized, fitted kitchen offers a range of base & wall mounted units with contrasting worktop and vinyl flooring and wall mounted radiator with space for a host of freestanding appliances & has a white UPVC door leading to the rear garden.

### **Bathroom**

6' 6" x 5' 3" (1.97m x 1.61m)

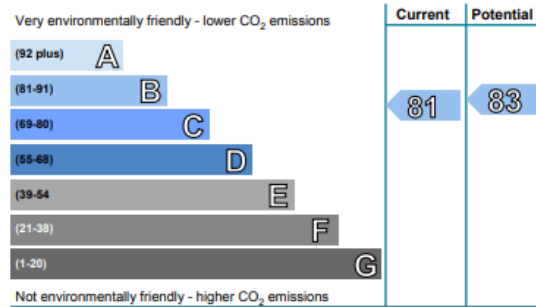
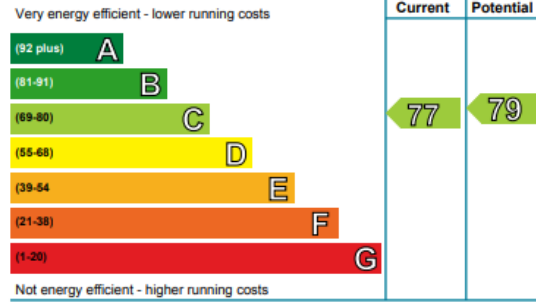
Accessed from the rear hallway, this spacious bathroom has a three-piece suite comprising bathtub, with overhead shower, wash hand basin with pedestal and a W.C. There is a centre light, tiled walls, wall mounted radiator and opaque window overlooking the side of the property and is completed with vinyl flooring.

### **Exterior**

Externally, the property is accompanied by a private rear garden accessed via gates – oozing potential this would make the ideal peaceful oasis after a long day! There is a large area for patio furniture and a shed and an outside tap to help with gardening. The property further benefits from having an allocated parking space, and ample visitor parking.







These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.

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