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69 Caroline Park

Mid Calder, EH53 0SJ

Offers over £195,000



Nestled in the charming area of Caroline Park, Mid Calder, Livingston, this delightful house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.



Description

69 Caroline Park, Mid Calder is a well-presented semi-detached villa set within a highly sought-after residential area, ideally positioned for commuting to Edinburgh, Glasgow and Livingston. Offered to the market in move-in condition, the property also provides excellent scope for a buyer to add their own personal stamp.

Entry is via a welcoming storm porch, leading into a bright and spacious lounge, enhanced by a useful under-stair storage cupboard. The kitchen diner is a generous size and features ample base and wall units, complementary worktops, a ceramic hob and electric oven—an ideal space for everyday dining and entertaining.

The upper level offers two well-proportioned bedrooms, both benefiting from built-in storage, while a modern shower room completes the accommodation.

Externally, the property enjoys a low-maintenance rear garden, a small front garden, and a driveway providing off-street parking. The driveway leads to a detached garage, offering excellent additional storage, workshop potential or secure parking.

Further benefits include gas central heating, double glazing, and fresh carpets throughout.

Viewing is advised

Local Area

Mid Calder is a popular and well-established village, renowned for its strong community feel and attractive blend of traditional charm and modern convenience. The village offers a range of local shops, cafés, and restaurants, along with scenic walking routes and excellent transport links. Livingston's extensive shopping and leisure facilities are also within easy reach, making Mid Calder an excellent place to call home.

Storm Porch 3'10" x 3'3",6'6" (1.18 x 1,2)

Lounge 13'0" x 15'5" (3.98 x 4.7)

Breakfasting Kitchen 8'8" x 15'5" (2.66 x 4.7)

Bedroom 1 9'9" x 12'2" (2.98 x 3.71)

Bedroom 2 9'1" x 8'2" (2.77 x 2.5)

Shower Room 6'0" x 6'8" (1.85 x 2.05)

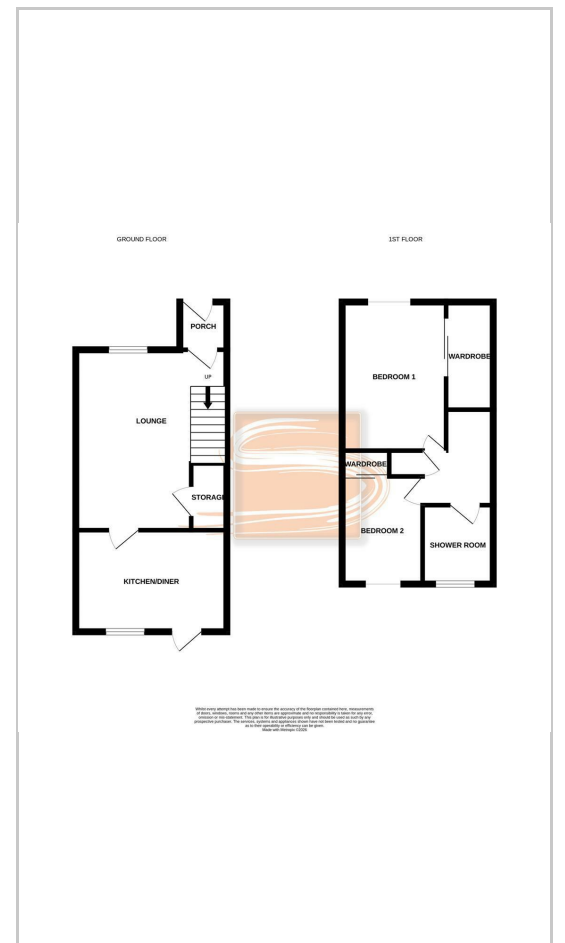
Contact Us

To arrange a viewing or for further details please call 01501 733200 or email property@sneddons.com.

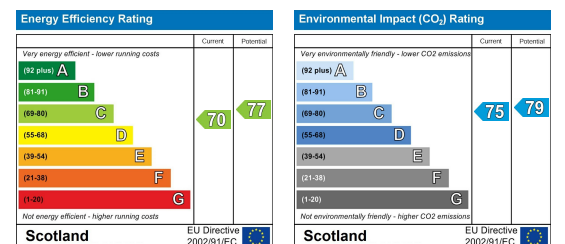
Area Map



Floor Plans



Energy Efficiency Graph



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