



**RE/MAX** PROPERTY



***37 Bishops Park, Mid Calder, West Lothian, EH53 0SQ***

- *Lovely Family Home*
- *2 Reception Rooms*
  - *Dining Kitchen*
  - *3 Bedrooms*
  - *Lovely Bathroom*
- *Neutrally Decorated Throughout*
  - *Expansive, Private Gardens*
  - *Off-Street Parking*

**\*\*RARELY AVAILABLE 3 BEDROOM EXTENDED HOME!\*\***

Niall McCabe and RE/MAX Property are delighted to bring to the market this sizable and versatile family property, which has been tastefully decorated in trendy tones throughout, and is situated in the highly regarded Bishops Park area of Mid Calder - just a short distance from all the local amenities. This wonderful abode enjoys 2 spacious reception rooms, dining/kitchen, 3 bedrooms, a large bathroom & gorgeous wrap around gardens – complete with off street parking.

Mid Calder is a popular village, ideally placed for the commuter. It has easy access to the A71 and Edinburgh bypass as well as the M8 and M9 motorway network. There are railway links 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. Local amenities include a village shop, hairdressers, Post Office, takeaway, community hall and public houses, as well as a play park.

**The home report can be downloaded from our website.**

**Freehold Property**

**Council tax band D**

**There are No Factor Fees**



#### Entrance Hallway

4' 4" x 3' 8" (1.32m x 1.12m)

Lovely hallway with a window to the side, which allows an abundance of light. There is laminate flooring and handy coat storage – from here you enter the formal lounge.

#### Lounge

13' 11" x 13' 3" (4.23m x 4.04m)

A lovely space to relax and entertain, spacious with dual windows overlooking the front aspect and surrounding street. The room offers a flexible floorplan for various furniture formations, a stairway to the upper level and access to the kitchen/diner.

#### Kitchen

13' 10" x 10' 4" (4.22m x 3.15m)

The kitchen/diner is a wonderful size with an abundance of work & cook space, a host of appliances and a dedicated dining section. There is a large selection of base & wall mounted units with contrasting worktop and floor design.

#### Sunroom

14' 1" x 12' 4" (4.29m x 3.76m)

Located to the rear of the home you enter the gorgeous sunroom. This is a fantastic space with lovely wood flooring, dual aspect windows and doors leading onto the rear garden. The room is of generous proportions and could be used flexibly depending on the purchaser.

#### Bedroom 1

10' 9" x 8' 3" (3.28m x 2.51m)

The master bedroom is of great proportions and has been finished in a neutral palette. There is a front facing window, central light fitting, and ample power points.

#### Bedroom 2

10' 7" x 8' 5" (3.23m x 2.56m)

A further double bedroom which is positioned to the rear of the home. The room enjoys ample fitted storage, wood effect flooring and a lovely feature dado rail.

#### Bedroom 3

7' 7" x 5' 2" (2.32m x 1.58m)

A spacious single room, which is currently used as a dressing room, however, could be used flexibly depending on the individual purchaser – such as a home office, playroom or dresser. It has been finished in neutral tones with a window to the rear.

#### Family Bathroom

7' 9" x 4' 7" (2.35m x 1.40m)

Completing the upper level is a stunning 3-piece family bathroom, a gorgeous room comprising of a bathtub with overhead shower, wash hand basin sunk into handy vanity. There is a stunning tile design and a glazed window.

#### Exterior

Externally, the property is accompanied by gorgeous, mature gardens. There is a lovely patio area which is the ideal spot for entertaining friends & family. A vast lawn also accompanies and is bordered by mature planting. To the front there is an allocated parking space and access to the rear garden.



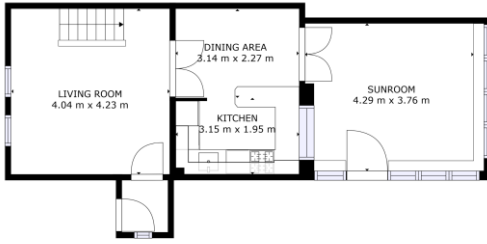


FIGURE 1  
AGENCY INTERNAL USE ONLY  
 FIGURE 1 IS AN APPROXIMATE FLOOR PLAN  
 TOTAL: 60 SQ M

Matterport

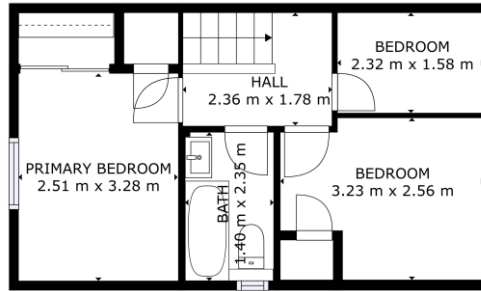
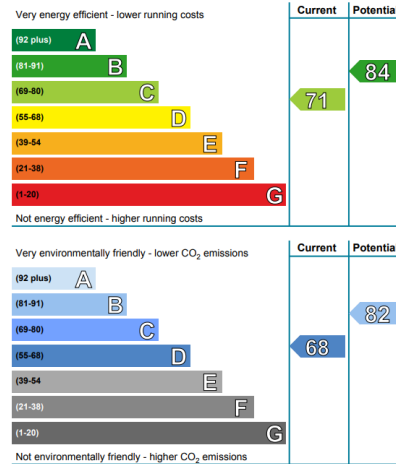


FIGURE 2

AGENCY INTERNAL USE ONLY  
 FIGURE 2 IS AN APPROXIMATE FLOOR PLAN  
 TOTAL: 60 SQ M

Matterport



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