



RE/MAX PROPERTY



**110, Spottiswoode Gardens,
Mid Calder,
West Lothian, EH53 0JY**



This delightful property would make an ideal home for a family, FTB or investor. Situated in Mid Calder, this family friendly locale is close to the local amenities providing a great opportunity to live in a popular residential area. Ideally placed for a family and the commuter.

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. 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 a village shop, a pharmacy, hairdressers, takeaways, restaurants, butchers, community hall, bowling club and public houses as well as play parks, with a new pharmacy due to open soon. 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.

Front Garden

The welcoming approach has a paved path to the door. A half-height gated wooden fence separates the garden from the communal pavement. Access to the rear garden round the side of the property can be gained from here.

Vestibule

0.774m x 0.493m (02'06" x 01'07")

Entry to this fabulous home is through a modern UPVC door, with feature glass, bringing light into the area. The stylish décor begins with painted walls and wood effect laminate to the floor. A cloakroom cupboard recess, a ceiling light, a smoke detector and a small cupboard are also included.

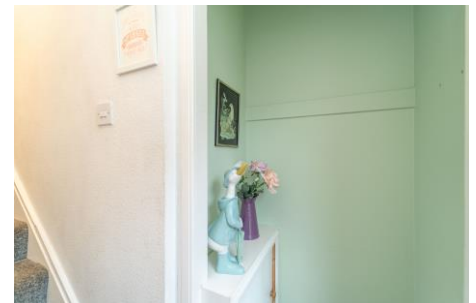
Stairs and Upper Hallway

The welcoming stairs are finished with grey carpeting and neutral wallpaper to the walls. The ceiling light brightens up the hallway. There is an attic hatch, a radiator, a smoke detector and power points also provided.

Dining Lounge

4.777m x 3.535m (15'08" x 11'07")

This spacious room is finished with neutral wallpaper to the walls and wood effect laminate to the floor. Welcoming you in from the hallway is a pair of double doors with glazing. A ceiling light is complemented by a window to the front of the property, allowing in plenty of natural light and providing amazing views of the wooded area. There is plenty of room for a table and chairs, while still having more than adequate space for a sofa or two. The room is also equipped with a radiator, power points, and a smoke detector.



Kitchen

2.811m x 2.350m (09'02" x 07'08")

This fabulous kitchen is finished with neutrally finished walls and grey vinyl to the floor, with a black metro-tiled splashback and dark granite effect countertops. A four-ring gas hob, a stainless-steel cooker hood, an electric oven, a washing machine and upright fridge-freezer, which will all be included in the sale. The floor and wall mounted cupboards have cream frontages and provide an abundance of storage space. A window to the rear of the property complements the ceiling light. A heat detector, power points and a radiator.

Bedroom 1

3.463m x 2.637m (11'04" x 08'07")

This stunning room has been designed with a neutral carpet to the floor and neutrally finished walls. A window overlooking the front of the property brings in the natural light and there is a ceiling light. The triple mirror fronted wardrobes provide plenty storage space, with a radiator and power points.

Bedroom 2

2.940m x 2.647m (09'07" x 08'08")

This lovely room has been designed with a neutral tone to the walls and neutral carpeting to the floor. A window to the rear of the property supplies a view of the back garden and allows in natural light. A triple mirror fronted wardrobe provides plenty of storage space. A ceiling light, power points and a radiator complete this room.

Bathroom

1.845m x 2.044m (06'00" x 06'08")

A wonderful space to get ready for the day, with neutral marble effect tiling to the walls and floor. The white suite comprises of a close coupled toilet, a vanity sink, with storage beneath, a wall mounted electric shower, with showerhead plus handheld shower, over the bath. Ceiling lighting brightens the room as well as a window to the rear of the property. A white towel radiator is also supplied.

Rear Garden

The lovely rear garden is a tranquil space for relaxing and entertaining, with a large area of grass and a paved path up the side edged with decorative stones. Fully fenced on all sides, a private garden has been created.

Additional Items

Tenure: Freehold. Council Tax Band B.

All fitted floor coverings, window blinds and kitchen items mentioned are 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.

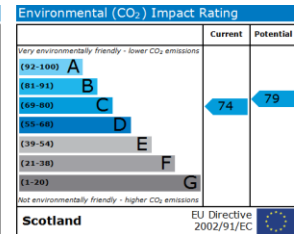
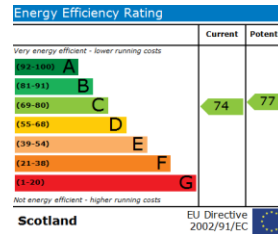
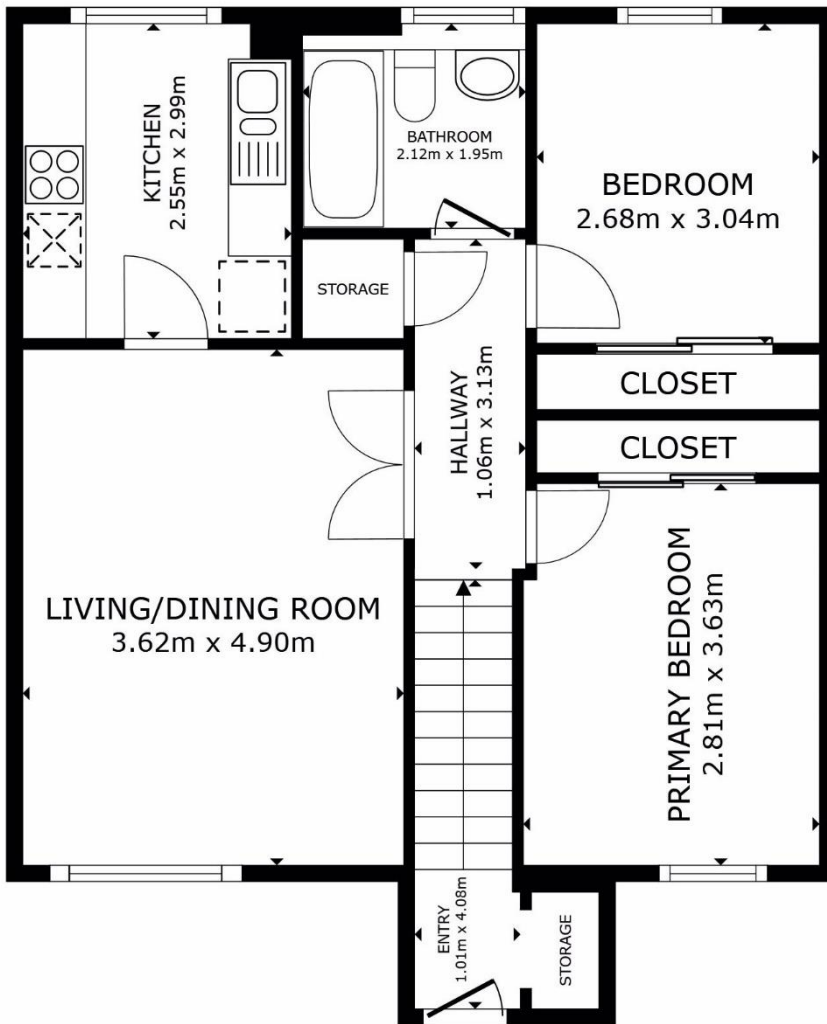
VIEWING Arrange an appointment through RE/MAX Property Livingston on 01506 680098 or with Sharon Campbell direct on 07960 996670.

OFFERS All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.







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