



## 14 Almondside

Mid Calder, EH53 0AZ

Offers over £165,000



Situated within the highly sought-after village of Mid Calder, this 3 bedroom terraced home presents an excellent opportunity for buyers looking to create a fantastic family home in a desirable residential setting. Offering generous accommodation throughout and outstanding potential for modernisation and upgrading, the property is ideally suited to first-time buyers, families or investors alike. Almondside enjoys a peaceful setting within the village, well regarded for its community atmosphere, local shops, schooling and convenient access to everyday amenities. Livingston's extensive shopping and leisure facilities are just a short drive away, while superb transport links provide easy commuting to Edinburgh, Glasgow and beyond.



### Client Comments

"The house is situated on a quiet cul-de-sac with no through-traffic. It has been a much loved family home for 70 years for 3 children with the rear garden going through a few transformations from all-grass to the current patio area, barbecue area and a grassed area though this could all be reverted back to grass by the new owner if required. The location gives easy access to countryside walks with Pumpherston and East Calder within easy cycling, running or walking distance, and longer routes easily accessible. The Edinburgh International indoor climbing arena and the Lost Shore surf resort are only 5 miles away."

### Description

The property has been extended to offer 1100 sqft of deceptively spacious accommodation, comprising of a bright main living room, dining room to the rear, fitted kitchen, 3 well-proportioned bedrooms and a shower room with 3 piece suite. The layout offers excellent flexibility, with plenty of scope for personalisation and enhancement to suit modern living requirements. Gas central heating provides everyday practical comfort with the boiler regularly maintained under service agreement. One of the standout features of the property is the generous, south facing rear garden, providing a wonderful outdoor space with great potential for landscaping, entertaining or family use. There is also a low maintenance front garden and convenient on-street parking available nearby, with the option to form a driveway subject to any necessary consents from the local authority.

### Location

Mid Calder is a sought after village on the outskirts of Livingston and well placed for those commuting for work, with easy access to both the A71 and M8 available nearby. Rail links at Kirknewton and Livingston South are also easily accessible whilst a regular bus service is in operation in the region. Local convenience stores and independent shops along with traditional pubs and restaurants cater to the local community and visitors with further leisure and shopping facilities available in nearby Livingston. Almondell Country Park is also within easy reach offering nature walks and providing excellent views of the surrounding area.

Living Room 20'3" x 11'0" (6.18m x 3.36m)

Kitchen 13'1" x 8'3" (4.00m x 2.52m)

Garden Room 9'2" x 8'0" (2.80m x 2.46m)

Bedroom 1 15'5" x 8'7" (4.71m x 2.63m )

Bedroom 2 11'7" x 11'6" (3.55m x 3.51m)

Bedroom 3 8'3" x 7'11" (2.54m x 2.42m)

Shower Room 7'0" x 6'5" (2.15m x 1.98m)

### Extras

Any items left remaining within the property can be included in the sale if desired; if not these will be removed prior to sale.

### Key Info

Home Report Valuation: £170,000

Total Floor Area: 102m<sup>2</sup> (1100 ft<sup>2</sup>)

What3words: ///imitate.fishnet.redeemed

Parking: On-Street

Heating System: Gas

Council Tax: C - £2026.59 per year

EPC: D

### Disclaimer

Early internal viewing is recommended. Viewings are subject to appointment with Brown & Co Properties and slots can be requested via the widget on the property page of our website. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

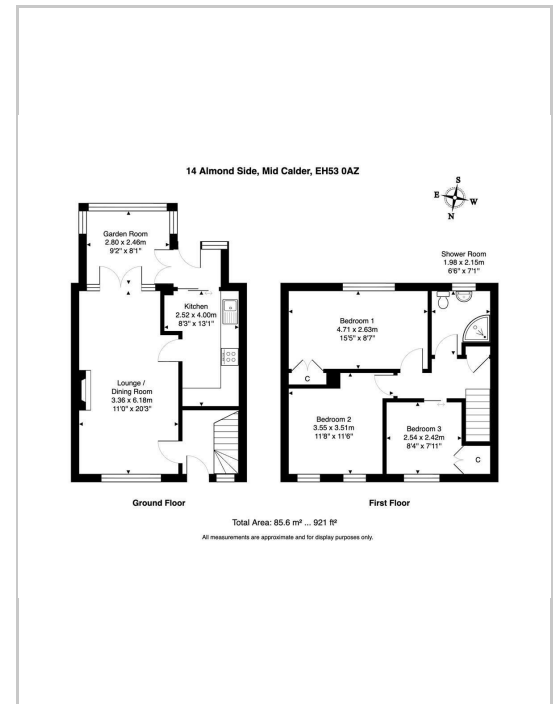
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## Area Map



## Floor Plans



## Energy Efficiency Graph

