

48 Caroline Park

MID CALDER, LIVINGSTON, WEST LoTHIAN, EH53 0SJ



Charming three-bedroom home in sought-after Mid Calder, offering the perfect blend of comfort, versatility, and space for first-time buyers or growing families



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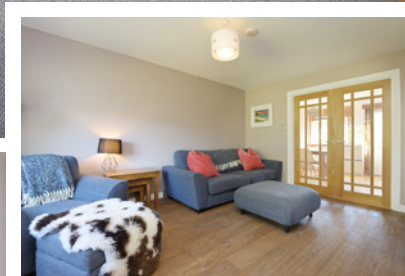
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Situated in the highly desirable area of Mid Calder, this delightful three-bedroom terraced house presents an exceptional opportunity for first-time buyers or those looking to accommodate a growing family. The property combines comfort and practicality, offering versatile spaces for modern living within a welcoming community setting.

Upon entering, you are greeted by a bright and inviting hallway, which not only provides a sense of warmth as you step through the front door but also serves as an ideal space for hanging coats and neatly storing shoes. The hallway leads seamlessly to the first floor, while also granting access to the ground floor living areas.

THE LIVING ROOM



The living room, positioned at the heart of the home, offers a versatile space with ample room for various furniture arrangements to suit your style. Whether it's creating a cosy area for family evenings or setting up a more formal layout for entertaining guests, this room adapts to your needs. From here, double glass doors open into the kitchen, creating a natural flow between the living and dining spaces, perfect for modern family life.

THE KITCHEN/DINER



The kitchen itself is a highlight of the property, featuring sleek white cabinetry complemented by striking black tiled splashbacks, providing both style and functionality. It offers ample space not only for preparing meals but also for dining, making it the perfect setting for family breakfasts or casual dinners with friends. With direct access to the rear garden from the kitchen, the home opens up to outdoor living, allowing for easy al fresco dining, family barbecues, or simply a peaceful spot to relax in the sun.





Moving upstairs, you will find three well-proportioned bedrooms, each offering comfortable spaces for rest and relaxation. Whether used as bedrooms for a young family, a home office, or guest accommodation, these rooms offer flexibility to suit a variety of needs. Completing the first floor is the family bathroom, designed with practicality in mind, providing everything needed for daily routines.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

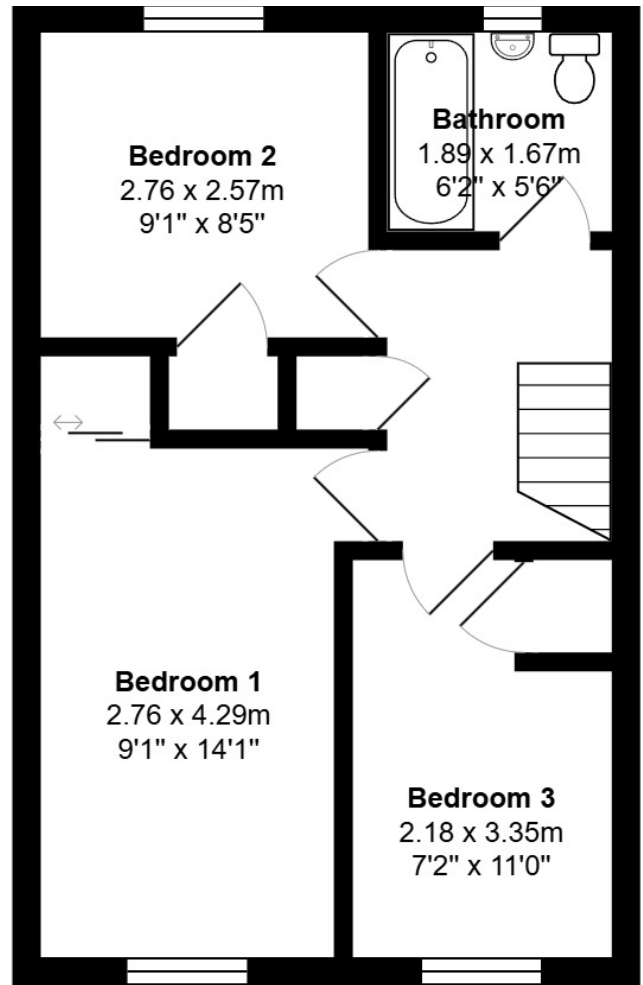
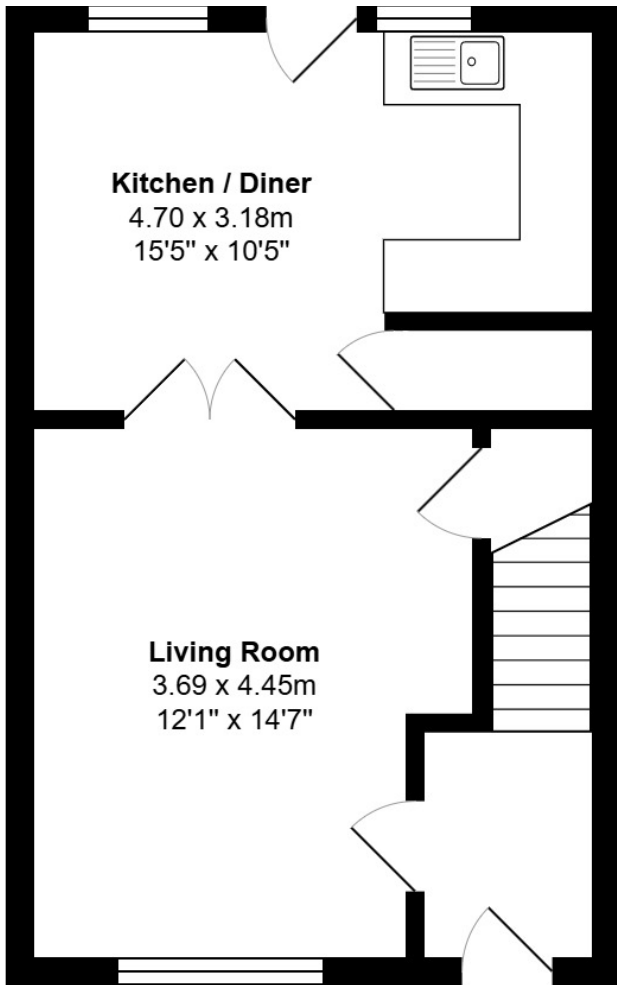


The garden is generously sized, offering plenty of room for children to play and for adults to unwind. Early viewing is advised for this charming property in Mid Calder which effortlessly blends functionality with a sense of home. Making it an ideal choice for those taking their first step on the property ladder or for families looking for more room to grow.

EXTERNALS



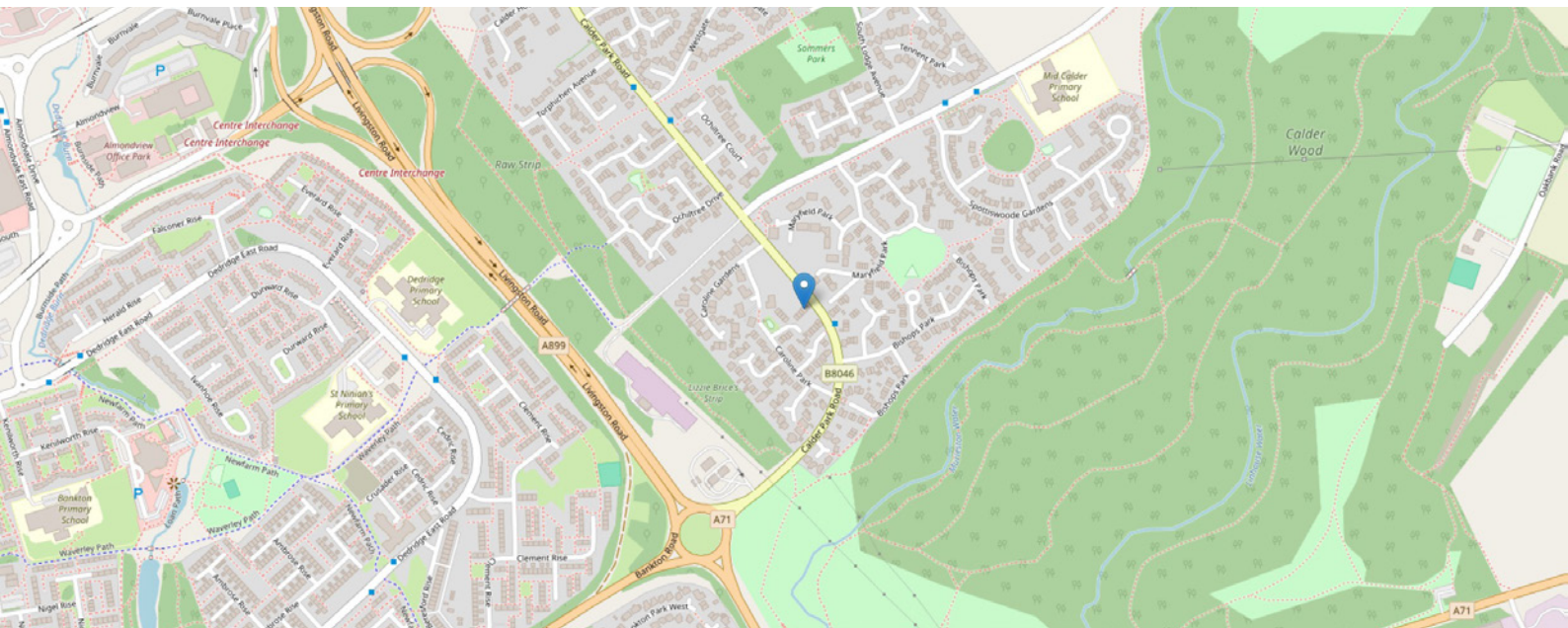
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 72m²

EPC Rating: C



THE LOCATION

Mid Calder is a picturesque village in West Lothian, offering a perfect blend of rural charm and modern convenience. Steeped in history, the village is known for its quaint streets, traditional architecture, and scenic surroundings, providing a peaceful escape while still being well-connected to nearby towns and cities. Situated just a short drive from Livingston, which boasts a wide range of retail, dining, and leisure options, Mid Calder offers the best of both worlds for those seeking a quieter lifestyle without sacrificing convenience.





The village itself has a strong sense of community, with local shops, cafes, and cosy pubs creating a welcoming atmosphere. For families, Mid Calder is home to excellent primary schools and has access to a range of well-regarded secondary schools in the surrounding area. Outdoor enthusiasts will enjoy the nearby Almondell & Calderwood Country Park, a beautiful spot for walking, cycling, and outdoor activities.

Transport links from Mid Calder are excellent, with easy access to the M8 motorway for commuting to Edinburgh and Glasgow, as well as nearby rail stations providing regular services to major cities. This combination of scenic village living, local amenities, and strong transport links makes Mid Calder an ideal location for those looking to enjoy a peaceful, family-friendly lifestyle within easy reach of urban centres.



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