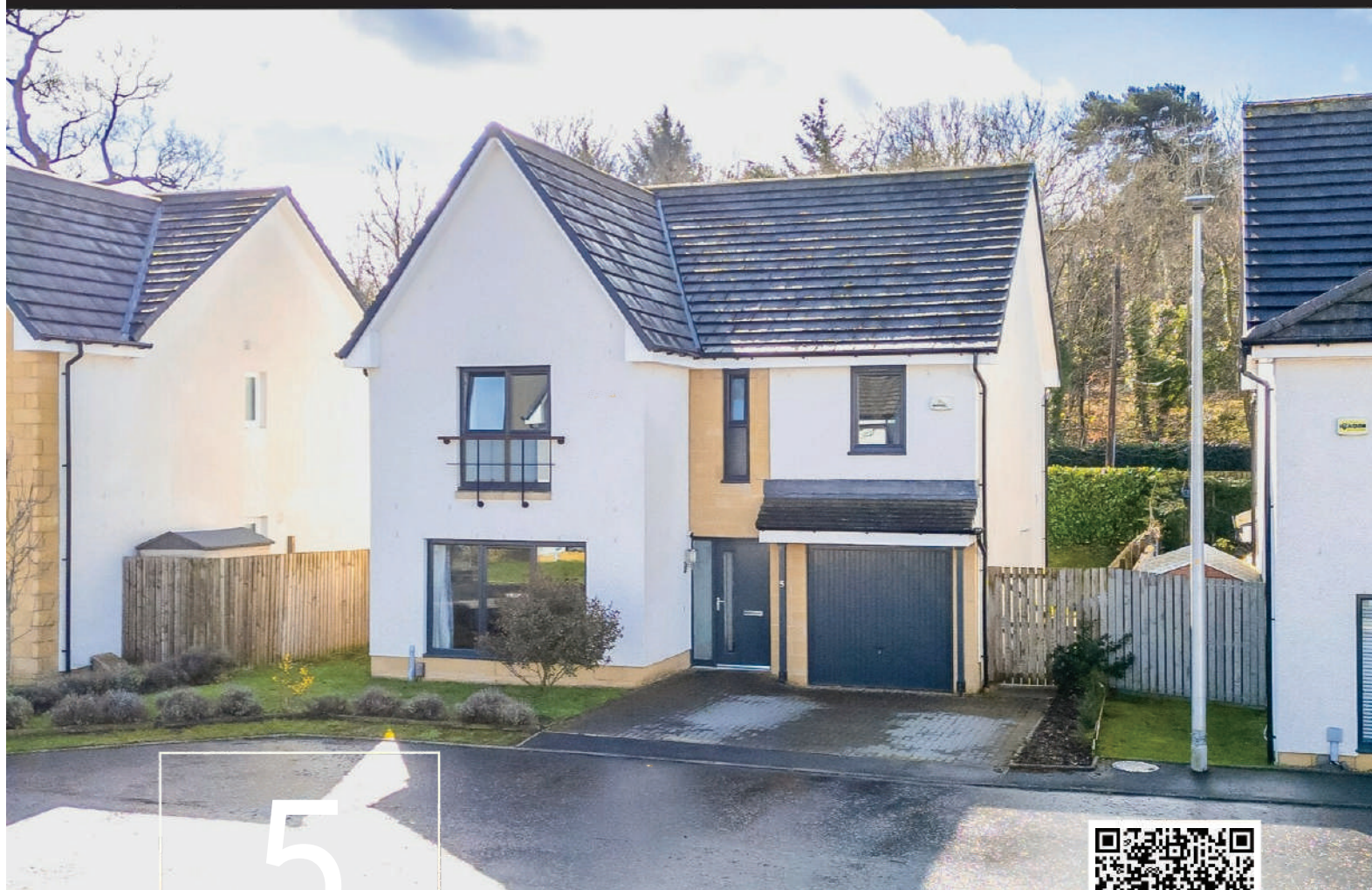


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5

New Calder Mill Road, Mid Calder



Designed by Robertson Homes and set within an exclusive development on the outskirts of Mid-Calder, this immaculately presented, bright, and spacious four-bedroom detached home offers desirable modern living with high-spec finishes throughout.

Lying in a peaceful cul-de-sac, the impressive property boasts a south-facing rear garden, a driveway, and an integral garage. The thoughtfully designed layout includes a generous front-facing lounge, an expansive south-facing dining kitchen with French doors opening to the garden, and four elegantly decorated double bedrooms, one featuring a high-quality en-suite shower room. A stylish family bathroom and a convenient guest WC complete the interior.

Surrounded by picturesque countryside, near the River Almond and Almondell and Calderwood Country Park, the home is minutes from Livingston and benefits from excellent transport links, amenities, and well-regarded schooling.

What's special about this house

- Immaculately presented four-bedroom detached home forming part of an exclusive Robertson Homes development.
- Bright and spacious, the front-facing lounge features a large picture window, wood-effect flooring, and neutral wall finishes. Designed for comfort and relaxation, it's perfect for everyday living.
- Expansive and light-filled, the south-facing dining kitchen overlooks the rear garden, with French doors offering a seamless indoor-outdoor flow, ideal for family life and entertaining. The modern U-shaped layout includes sleek white wall and floor units, grey worktops, and integrated appliances, including a gas hob, extractor hood, and eye-level oven.
- Generously sized, the principal double bedroom is bathed in natural light from twin windows and finished in a calming palette with plush carpeting. It benefits from bespoke built-in wardrobes and a high-quality en-suite shower room.
- The south-facing rear garden features a lush sloping lawn and paved area, enclosed by mature hedging, while the front garden, with its neatly maintained lawn and borders, flanks the driveway.
- Driveway and integral garage which houses utility area









Location and Amenities

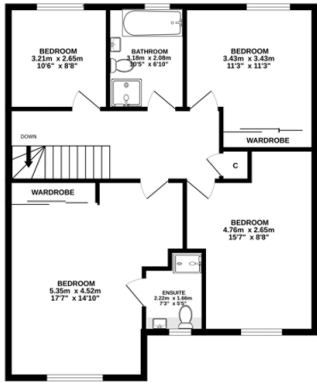
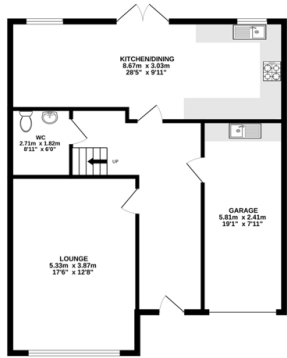
- Catchment for Mid Calder Primary School and West Calder High School
- Mid Calder is an attractive conservation village surrounded by scenic countryside and enjoying views over the River Almond. The village has a selection of local convenience stores, pubs, and restaurants
- Less than a five-minute drive, Livingston has an array of popular and well-known retailers, restaurants, and leisure activities
- Ideal commuter location minutes from the M8 with easy access to Edinburgh (15 miles) and Glasgow (33 miles); the M9 is a short drive away
- Livingston South Train Station with regular and swift links to Edinburgh and Glasgow is a five-minute drive
- Edinburgh International Airport is 11 miles away
- Close to family-friendly recreational activities such as Almondell and Calderwood Country Park, Dalmahoy Estate, the Kirk of Calder, Five Sisters Zoo, Harburn Golf Club, and Xcite East Calder

“Immaculate four-bed home in Mid-Calder, featuring high-spec finishes, a south-facing garden, and an expansive dining kitchen.”

Home Report valuation	£425,000
Internal floor area	157m2
School catchment	Mid Calder Primary School, West Calder High School
EPC Rating	Band B
Council tax band	Band G
Train station	Livingston South

Extras

All floor coverings, all light fittings, all blinds, integrated oven/hob, dishwasher, fridge/freezer, and a garden hut are included. Additionally can include a PAX wardrobe in Bedroom (3), garage shelves and bike hooks."



Dimensions

Ground Floor

Lounge	5.33m x 3.87m
Kitchen	8.67m x 3.03m
WC	2.71m x 1.82m
Garage	2.41m x 5.81m

First Floor

Bedroom (1)	5.35m x 4.52m
Ensuite	2.22m x 1.66m
Bedroom (2)	4.76m x 2.65m
Bedroom (3)	3.43m x 3.43m
Bedroom (4)	3.21m x 2.65m
Bathroom	3.18m x 2.08m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Kirsty Black
Property Manager

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.