



**50 WESTGATE  
MID CALDER  
LIVINGSTON  
EH53 0SP**

**OFFERS OVER  
£190,000**

 **CONNELL & CONNELL** *WS*  
SOLICITORS AND ESTATE AGENTS

**ATTRACTIVE  
DETACHED BUNGALOW  
WITH GARAGE AND  
GARDENS IN AN  
ESTABLISHED AREA  
CLOSE TO EXCELLENT  
LOCAL AMENITIES**

VIEWING:  
BY APPOINTMENT  
TELEPHONE AGENTS  
0131 524 3800 FOR  
AN APPOINTMENT

Attractive detached bungalow within the highly popular residential area of Mid Calder in West Lothian. Mid Calder is a popular village situated to the west of Edinburgh and just to the east of Livingston. The village is within very easy commuting distance of Edinburgh and Livingston and offers a good range of local facilities including restaurants, pubs and a post office. It has a thriving village community with playgroups, nurseries and a well-established primary school linking to local secondary schools, but also provides a wide choice of social and sports orientated groups.

Nearby Livingston offers extensive shopping facilities, including the Almondvale Shopping Centre and McArthur Glen Designer Outlets, plus additional amenities comprising swimming pool, gyms, multi-screen cinema and numerous cafes and restaurants.

For easy access to Edinburgh or Glasgow, Uphall Train Station is just 2 miles away and the M8/M9 motorway network and Edinburgh International Airport are both within very easy reach.

Internally the property is in excellent decorative order throughout and benefits from gas central heating, double glazing and good storage facilities.

A driveway provides off street parking and leads to a single garage with up and over door, power and light. There is an attractive garden to the front and a fully enclosed rear garden with a patio with space for garden furniture.



## PROPERTY DETAILS

- \* Entrance Hall with storage cupboard. Attic access hatch.
- \* Bright and spacious Lounge / Dining room with patio doors to rear. Space for dining table and chairs.
- \* Fitted Kitchen with matching wall and base units. The gas cooker, washing machine and fridge are included in the sale. Ample work surfaces with integrated stainless steel sink with drainer. Window to rear overlooking garden.
- \* Large Double Bedroom with window to front with lovely open outlook. Extensive built in wardrobes with hanging space and shelving.
- \* Second Double Bedroom with window to front again with open outlook.
- \* Single Bedroom / Home Office with window to side.
- \* Family Bathroom with three piece suite comprising bath with electric shower above. Mirrored bathroom cabinet. Mirror. Shaver point. Frosted window to side. Cupboard housing water tank.

Energy Efficiency Rating: D



## EXTERNAL

A driveway provides off street parking and leads to a single garage with up and over door, power and light. Door to rear garden. The front garden feature two good sized lawns. The rear garden is fully enclosed and again features a large lawn bordered by established plants and shrubs. Patio with space for garden furniture. The shed is included in the sale.





Photographs and Floorplan by Mike Dooley Photography 07730560286



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.