



9

Sommers Park

Mid Calder

EH53 0RZ





Spacious and rarely available three-bedroom detached villa with large gardens, garage and drive. The property is offered to the market in move in condition and offers well-proportioned accommodation over two floors. Early viewing is recommended to appreciate the quality of light and space the property offers.

Mid Calder is a long established traditional large village with an active high street offering a choice of local shopping and very popular local pubs. In recent times it has become much sought after as a commuting location into both Edinburgh and Livingston as it offers a village atmosphere within easy travelling of the City, the M8 and the international airport. There is a local primary school and access to a popular high school is by school bus. The village is also close to the campus for Heriot Watt University at Riccarton. In very nearby East Calder there is a medical practice and two good local supermarkets. Very near to the house is access to the centre of Livingston. Here there is a very wide selection of shopping facilities including national brands and outlets to cater for every need including major supermarkets. A super facility is a discount shopping centre for major retailers and international names. Further facilities are available in nearby Edinburgh and, via the M8, all the shopping facilities to be found in Glasgow. Communication links are excellent with easy connection to the M8 connecting east and west and the M9 travelling north. The international airport is an easy drive away and there are good bus links into the City. Railway stations are to be found in East Calder, Uphall and Livingston. Leisure facilities abound with nearby leisure centres, a major country park and golf courses. There is also a good choice of eating out opportunities within easy reach.



The property benefits from gas central heating and double glazing. All fitted carpets and blinds are included in the sale.

The ground floor comprises:

- Welcoming entrance Hall with carpeted staircase to upper floor. Storage cupboards.
- Bright and spacious rear facing Living Room with patio doors and window overlooking the rear garden. Feature fireplace and ample space to accommodate a dining table and chairs.
- Dual aspect kitchen fitted with a range of base and wall mounted shaker style units . There is tiling to splash back areas and vinyl tiled flooring. Plumbing for a washing machine. The dining area has pleasant views to the front of the property and there is a built-in dresser with open shelving.
- Bedroom three is a good size double room with the benefit of built in mirror wardrobes. There is ample space for freestanding furniture.
- Wet room with mains valve shower, vanity sink and toilet. Tiling to remaining walls and a chrome heated towel rail.

Upper floor:

- Large Double Bedroom with window to rear with outlook over the garden. Built in wardrobes with hanging space and shelving.
- Second large Double Bedroom with window to front. Built in wardrobes with hanging and ample space for freestanding furniture. Additional storage cupboard.
- Shower room with shower enclosure, glass screen and mains valve shower. Pedestal sink and toilet. Velux window provides natural light into the space.



Viewing by appointment on 0131 524 3800



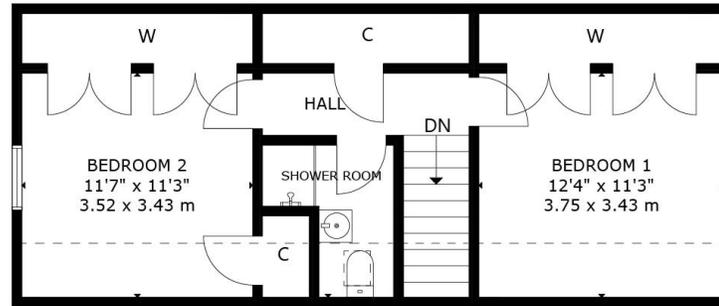




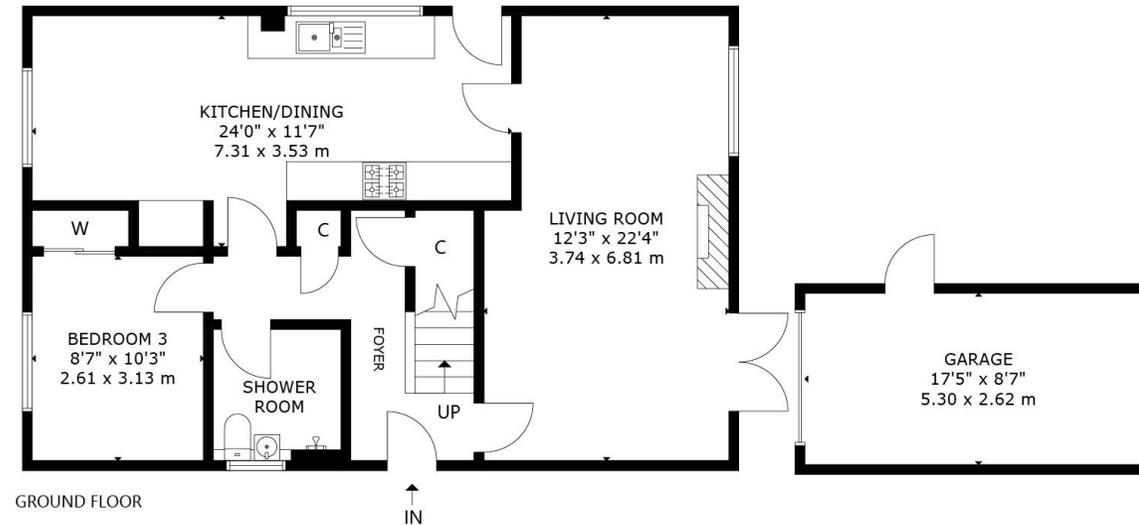








FIRST FLOOR



GROUND FLOOR

9 SOMMERS PARK, MID CALDER, EH53 0RZ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,280 SQ FT / 119 SQ M
 GARAGE 149 SQ FT / 14 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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Externally, to the front of the property is a well-established garden with shrubs and trees. A driveway provides off-street parking and leads to a large detached single garage with remote controlled up and over door, power and light. The rear garden is a fantastic size and is pet and child friendly. There is a summer house situated to the side of the property and a large expanse of lawn bounded by mature shrubs and trees. A decked area offers the perfect spot for summer dining.

- EPC Band- C
- Council Tax Band- D





Connell & Connell WS
10 Dublin Street
Edinburgh, EH1 3PR
Tel: 0131 556 2993
Fax: 0131 557 5542
property@connellws.co.uk

* Please contact us for a free consultation or valuation

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