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## 170 Braeside Park

Mid Calder, West Lothian, EH53 0TD



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## Property Summary

This three-bedroom, two-bathroom (plus a separate WC) detached house is situated within a quiet cul-de-sac in an established residential area of Mid Calder. The house lies within easy reach of reliable village amenities in Mid Calder itself, with more extensive facilities, shopping, leisure and recreation amenities available in neighbouring Livingston. The home and its location are sure to appeal to a wealth of buyers, including families, professionals, couples, and rental investors alike.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

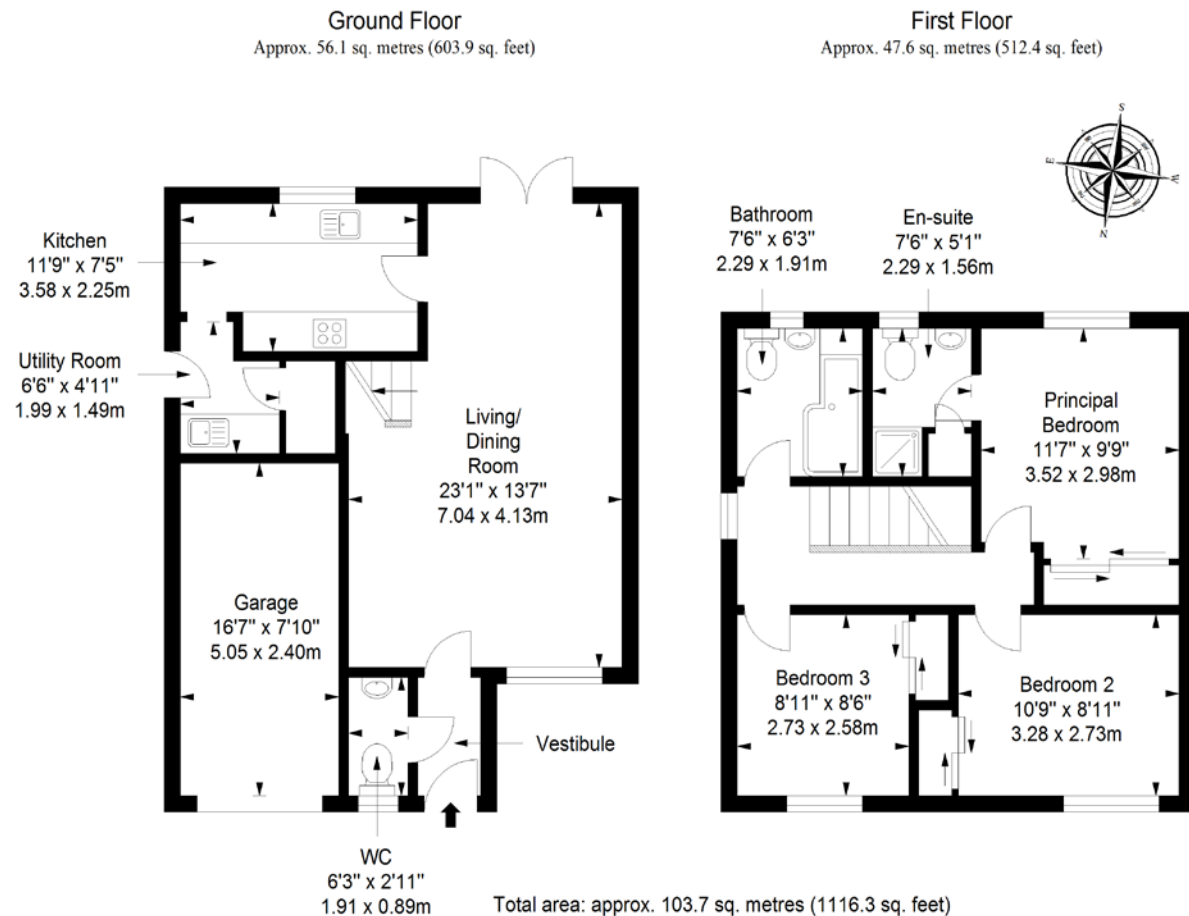
## Features

- Detached house in Mid Calder
- Peaceful, family friendly cul-de-sac setting
- Well-presented, modern interiors
- Entrance vestibule with WC
- Generous, dual-aspect living/dining room with south-facing French doors onto garden
- Attractive fitted kitchen with utility room
- Three bedrooms with built-in wardrobes
- One en-suite shower room
- Separate family bathroom with shower-over-bath
- South-facing rear garden
- Attached single garage and private driveway
- Gas central heating and double glazing
- EPC Rating - D





# Floorplan



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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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