

COULTERS[©]

21 OCHILTREE COURT

MID CALDER, LIVINGSTON, EH53 0RU

 4 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Located within the peaceful village of Mid Calder, 21 Ochiltree Court is a four bedroom detached home now in need of complete renovation. With a great location within a small cul de sac close to a superb range of amenities, the property offers excellent potential for those looking to take on a considerable project.



Inside, the current layout downstairs comprises of an entrance hall with storage cupboards; a large sitting room; fitted kitchen with access to the garden; two double bedrooms and a family bathroom. Upstairs, the property benefits from two further generously proportioned double bedrooms one with a built-in wardrobe and a there is also a WC. Further storage is available off the landing and there is also access to a loft.

KEY FEATURES



Detached house requiring renovation.



Situated in a quiet cul de sac.



Wraparound private gardens.



Single garage and long driveway.



Short walk from Mid Calder Primary School.



Close to excellent shops in nearby Livingston.





The property benefits from wraparound private gardens which offer scope for extension, if desired, subject to the necessary consents. For parking, there is a private driveway and a single car garage.

Gas central heating and single glazed windows are fitted within the property.

The level of work required to complete this renovation should not be understated and we urge all interested parties to read the Home Report with care before arranging a viewing.



THE LOCAL AREA

Mid Calder is a popular village in West Lothian which sits quietly on the outskirts of Livingston, southwest of Edinburgh. Ideally placed for the commuter, it has easy access to the A71, Edinburgh city bypass and the M8 and the M9 network. The village amenities include a village shop, hairdressers, Post Office, takeaway, community hall and public houses as well as a play park.

Livingston town centre is a short drive away which has a more extensive range of shopping and facilities including the Livingston Designer Outlet, The Centre Livingston and supermarkets such as Asda Supercentre and an Aldi. The local area offers many greenspaces including Almond Park, Almondvale Park and Bankton Ashy Park, to name a few. The property sits in the catchment area for Mid Calder Primary School, just a short walk away, and West Calder High School. Mid Calder is well-served by public transport with a regular bus service to Livingston and Edinburgh, railway links at Livingston South and Kirknewton and with Edinburgh Airport just 10 miles away.

EXTRAS

The property is sold as seen.

GET IN TOUCH



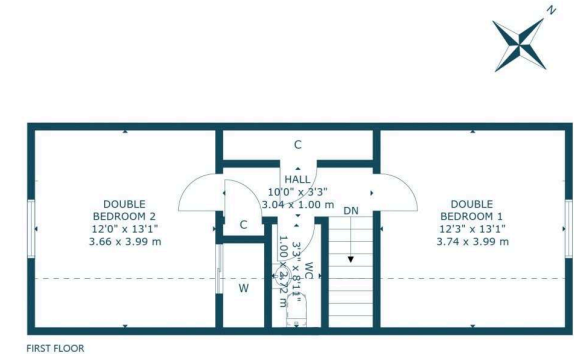
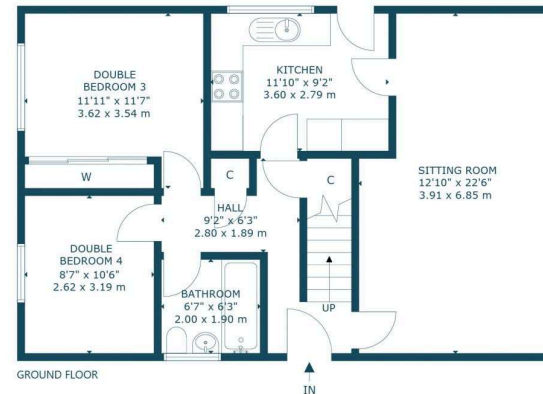
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,252 SQ FT / 116 SQ M

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

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.