



25 Combfoot Cottages

MID CALDER, WEST LOTHIAN, EH53 0AG



25 COMBFOOT COTTAGES

LOCATION

Mid Calder is a traditional village situated to the west of Edinburgh and just to the east of Livingston. In recent years, the village has been much extended by new buildings by all the major national house builders. It is within a very easy commuting distance of the city of Livingston, for that matter, yet, being completely surrounded by open countryside, it enjoys a quiet, almost rural environment. As a consequence, the inhabitants enjoy the best of both worlds.

The village itself can easily supply its residents with a great deal more than normal daily requirements, but for really extensive shopping facilities, there is probably nowhere better and more convenient than that of the Almondvale Shopping Centre nearby in Livingston. This can be reached by car within a matter of a few minutes, and has every possible shopping facility, amenity, and service.

PROPERTY

McEwan Fraser Legal are delighted to bring this three bedroom lower villa to the market. The property has scope for modernisation and will be an ideal purchase for first-time buyer or investor looking to finish a property to their own taste.

The bright and airy lounge offers plenty of space for a large suite and supporting free standing furniture. The kitchen comes with base and wall mounted units with space for free standing appliances.

There are three good sized bright and airy bedrooms.

A well finished contemporary shower room completes the internal accommodation.

Externally, the generous garden is laid to lawn.

The property also benefits from electric heating and double glazed windows.

Internal viewing is highly recommended.

PROPERTY SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Kitchen	3.24m (10'8") x 2.98m (9'9")
Living Room	4.77m (15'8") x 3.66m (12')
Bathroom	1.92m (6'4") x 1.58m (5'2")
Bedroom 1	3.80m (12'6") x 3.67m (12')
Bedroom 2	3.67m (12') x 3.06m (10')
Bedroom 3	3.70m (12'2") x 2.30m (7'7")

Gross internal floor area (m²) - 80m²

EPC Rating- F



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