

11A Main Street

MID CALDER, LIVINGSTON, EH53 0AW



Versatile ground-floor commercial property in the heart of Mid Calder



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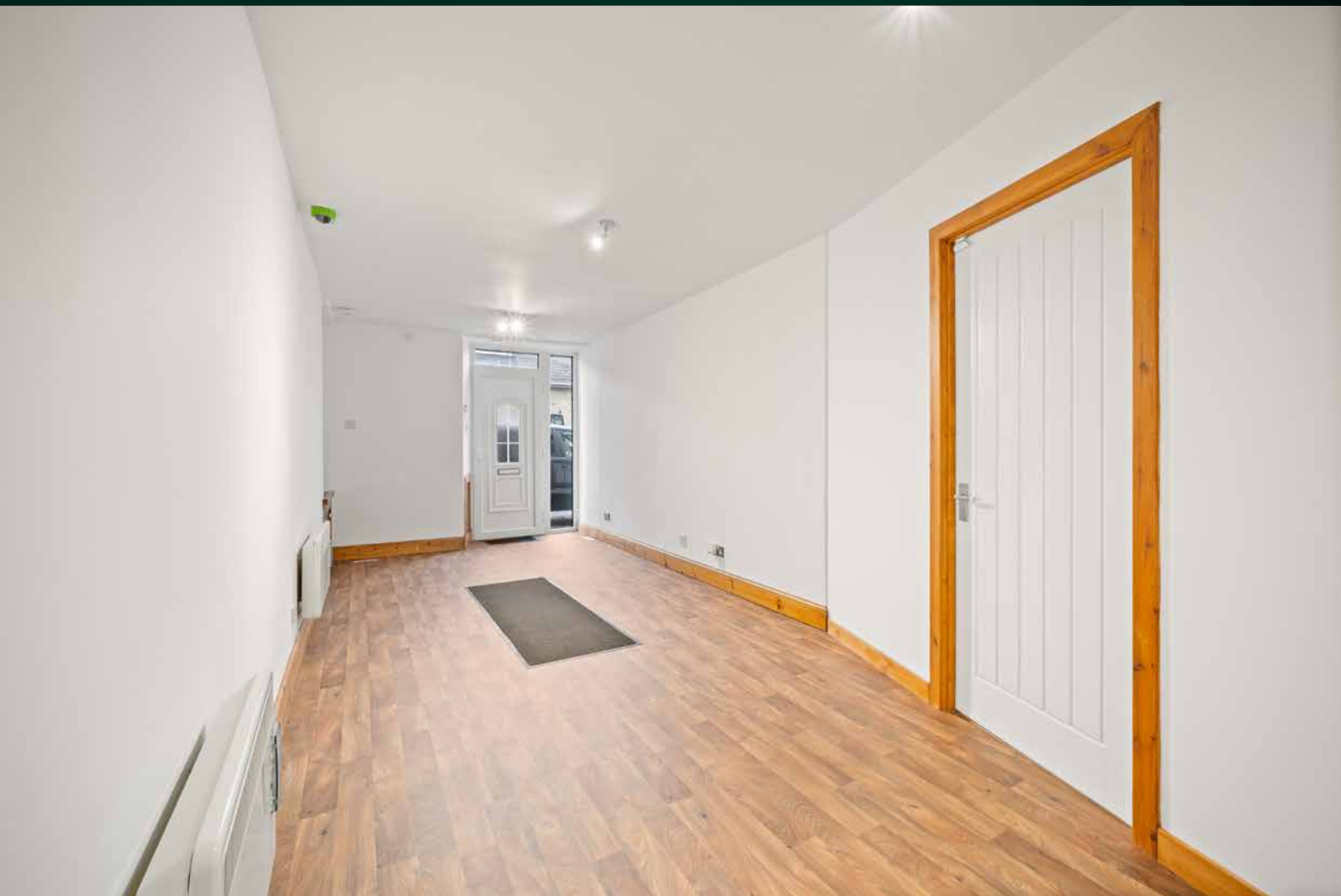


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A fantastic opportunity to acquire a versatile ground-floor commercial property in the heart of Mid Calder, situated on the popular Main Street. The property was previously utilised as a beautician's and office, offering a flexible layout that could readily lend itself to a wide variety of commercial uses, subject to any necessary consents.

OFFICE 1

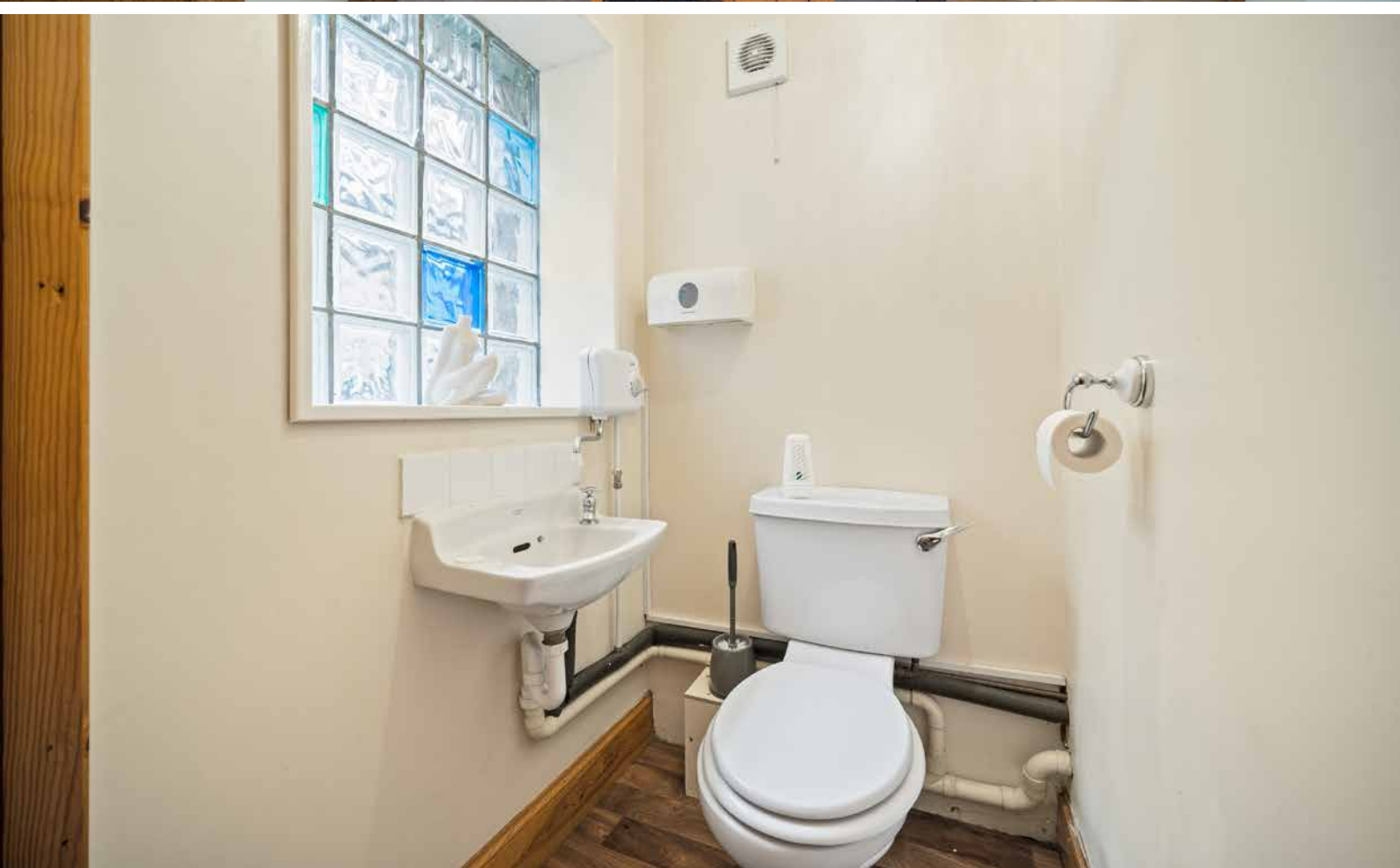


The premises would be ideally suited to a range of businesses including beauty and wellbeing, professional services, retail, consultancy, studio use or other small business ventures.

OFFICE 2



KITCHEN & WC



The property benefits from on-street parking and also features a small private rear yard, providing useful additional outdoor space.

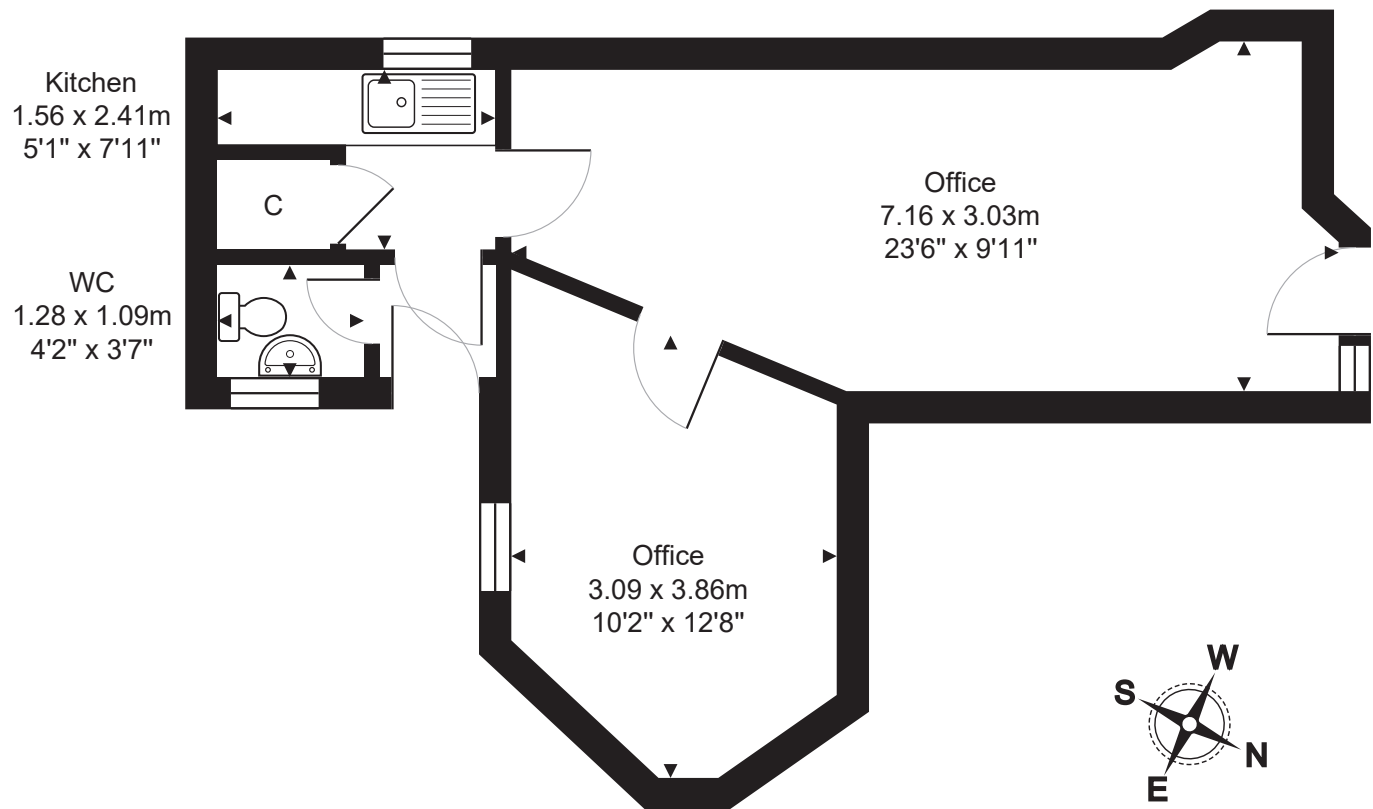
With its prominent Main Street location, adaptable accommodation and scope for a variety of uses, this property represents an excellent opportunity for an owner-occupier looking to establish or expand a business, or alternatively would make an attractive addition to a landlord's commercial property portfolio.

Early viewing is highly recommended to appreciate the potential this property has to offer.

EXTERNALS



FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)



THE LOCATION

Mid Calder is a charming and well-established village in West Lothian, offering a popular mix of traditional character, local amenities and convenient transport links. The village has a strong sense of community and is well served by a selection of shops, cafés, restaurants and local businesses, with further amenities available in nearby Livingston.





Situated just a short distance from Livingston, Mid Calder provides easy access to the wider West Lothian area, Edinburgh and Glasgow. The area benefits from excellent road connections, including the nearby M8 motorway, making it particularly convenient for commuters and businesses.

The village combines a peaceful setting with the convenience of being close to larger towns and cities, making Mid Calder an attractive location for both residents and commercial occupiers.



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