



Solicitors & Estate Agents



Offers Over

£130,000

9 Maryfield Park

Mid Calder | West Lothian | EH53 OSB

Rarely available to the market, this one-bedroom end-terrace house is ideally positioned at the end of a quiet cul-de-sac within a popular residential development in Livingston. Presented in move-in condition throughout, the property offers well-proportioned accommodation and would make an excellent first-time purchase, starter home or buy-to-let investment.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Allocated Parking
-  Enclosed Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

The accommodation begins with a welcoming vestibule leading into a bright and comfortable reception room, which enjoys an open aspect over the surrounding communal greenery. The room features laminate flooring, an open staircase and useful space for a small dining table. The fitted kitchen is well equipped with a range of wall and base units, complemented by wooden worktops and integrated appliances including a gas hob, oven and extractor hood. There is also space for a washing machine and fridge freezer. Upstairs, the spacious double bedroom benefits from dual-aspect windows, neutral décor, laminate flooring and a built-in wardrobe, providing excellent natural light and useful storage. The bathroom is fully tiled and fitted with a modern three-piece white suite, including a shower over the bath and chrome heated towel rail. The upper landing also benefits from additional storage, with further storage available within the partially floored attic.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property enjoys an enclosed rear garden, laid mainly to lawn and complete with a timber shed. The front garden features a hot water external tap. There is also allocated parking, adding further convenience.

Viewing

By appointment through Neilsons (0131 625 2222).





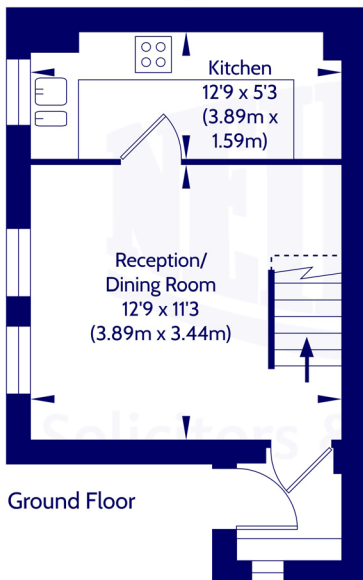
Location

Maryfield Park is a popular residential setting within Mid Calder, Livingston, offering a peaceful environment while remaining well placed for the town's excellent range of amenities. Livingston provides a wide selection of shops, supermarkets, restaurants, leisure facilities and everyday services, with The Centre Livingston and Livingston Designer Outlet both easily accessible. The area is well positioned for commuters, with excellent road links providing convenient access to the M8 motorway, connecting Livingston with Edinburgh and Glasgow. Livingston North and Livingston South railway stations provide regular rail services, while Edinburgh Airport is also within easy reach. There are a range of local schools, green spaces and recreational facilities nearby, making the area particularly appealing to first-time buyers and those looking for a quieter residential location with excellent transport links.

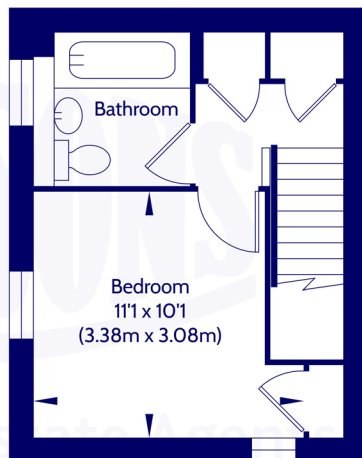




Approx. Gross Internal Floor Area 42 Sq M / 446 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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