campbell smith



48 Braeside Park,
Mid Calder,
EH53 0SL

- Family sized detached villa
- Cul de sac setting
- Entrance vestibule
- Downstairs wc
- Open plan siting/dining room with patio doors
- Kitchen
- Utility room
- Family room/4th bedroom with en suite wet room
- 3 upstairs bedrooms/ 1 with an ensuite shower room
- Bathroom
- GCH/DG
- Enclosed rear garden
- Garage with driveway

Offers Over : £295,000

espc / rightmove / Zoopla / s1homes.com / / /

camsmith.co.uk



























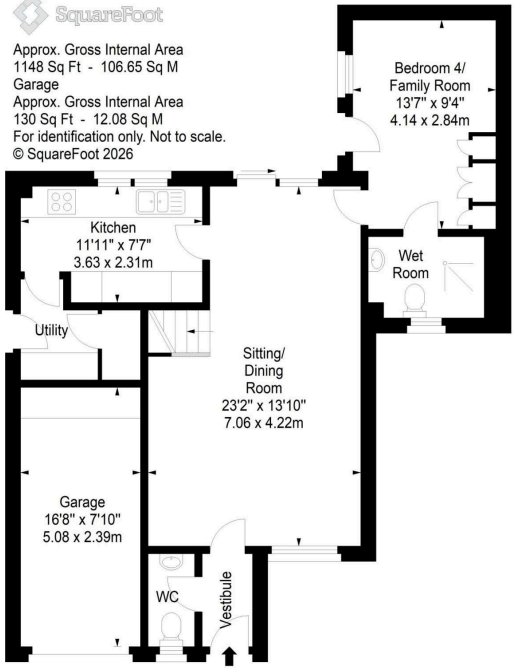




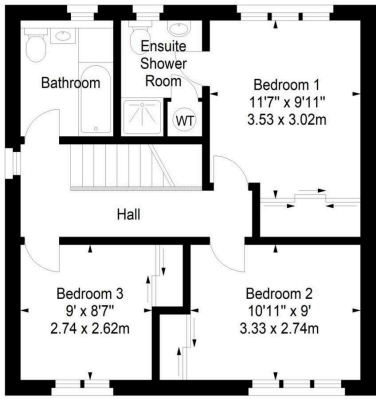
Braeside Park,
Mid Calder,
Livingston,
West Lothian, EH53 0SL

SquareFoot

Approx. Gross Internal Area
1148 Sq Ft - 106.65 Sq M
Garage
Approx. Gross Internal Area
130 Sq Ft - 12.08 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor

Extras
No warranty is given regarding the services, systems or any appliances

Buses
Calder Park Rd – 27, 40, X27

Shops
Local convenience store on Market Street plus a large choice of supermarkets and stores in nearby Livingston

Schools
Mid Calder PS, West Calder HS

Parking
Driveway and garage

Council Tax Band – E

EPC – C

Factor
None known

Viewing
Telephone Campbell Smith on
0131 555 2999

DISCLAIMER
While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

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