



109 Maryfield Park
Mid Calder EH53 0SE
Fixed Price £135,000

Caesar & Howie
Solicitors & Estate Agents



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Mid Calder, EH53 0SE

An excellent first time buy or suitable downsizing property is offered from this popular style terraced villa, set in a well established and sought after area. The accommodation is well laid out and has a spacious/bright lounge with large patio doors leading to an enclosed garden to rear with sun trap position. The main bedroom has a large built-in wardrobe and the boxroom will make an ideal office for those working from home. The location has easy access to bus services, Mid Calder village amenities, Livingston Shopping Centre, rail station and commuter routes including the A71 and M8. Immediate/flexible entry available. Chain free.

- **Entrance hall**
- **Bright lounge/patio doors**
- **Kitchen**
- **Double bedroom**
- **Box bedroom/study**
- **Bathroom**
- **GCH & DG**
- **Allocated parking space**
- **Gardens**
- **Council Tax Band B**
- **Energy Efficiency Rating C**



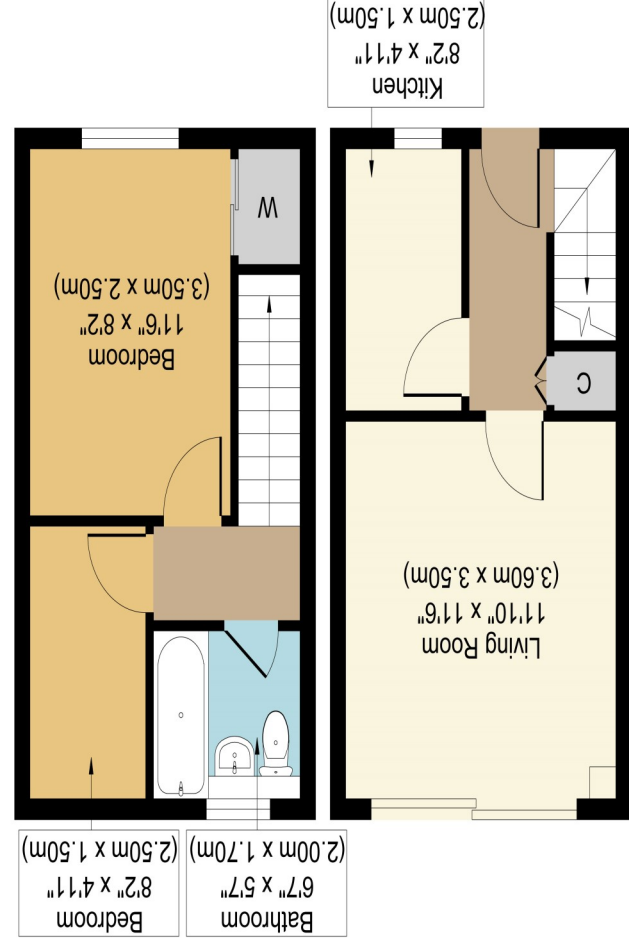


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

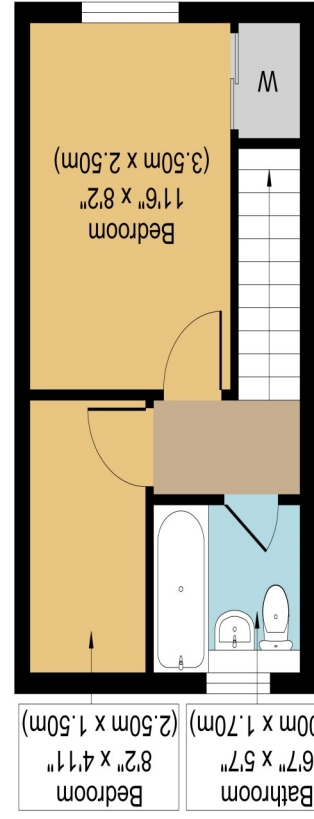
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109 MARYFIELD

Ground Floor



First Floor



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