



36 Northfield Cottages

West Calder, West Lothian, EH55 8EE



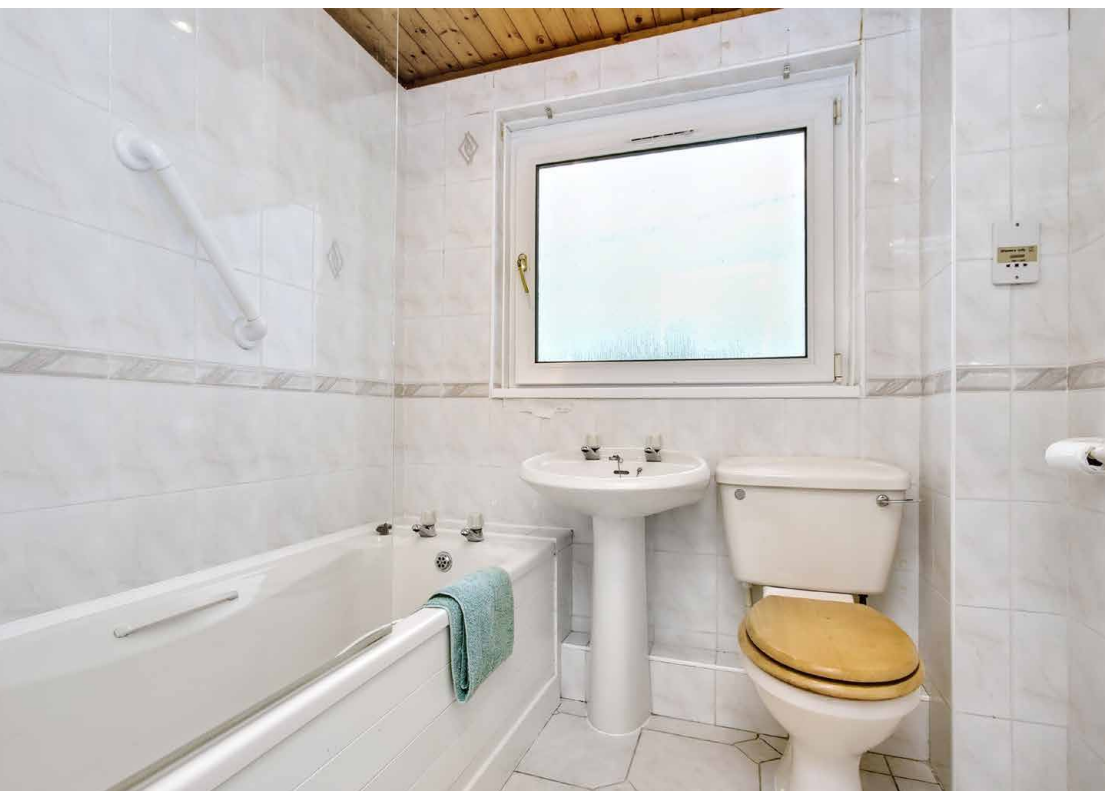
Property Summary

This two-bedroom mid-terrace house is a spacious residence, offering bright and airy accommodation that is well presented in light neutral hues. It promises a village lifestyle close to the countryside in West Calder and provides an equidistant commute to Edinburgh and Glasgow – perfect for a wide variety of buyers. The home features a large living area, a well-appointed kitchen, and a three-piece bathroom. It also benefits from a fully-enclosed rear garden that has a southwest-facing aspect, which is ideal for relaxing and dining in the sun.

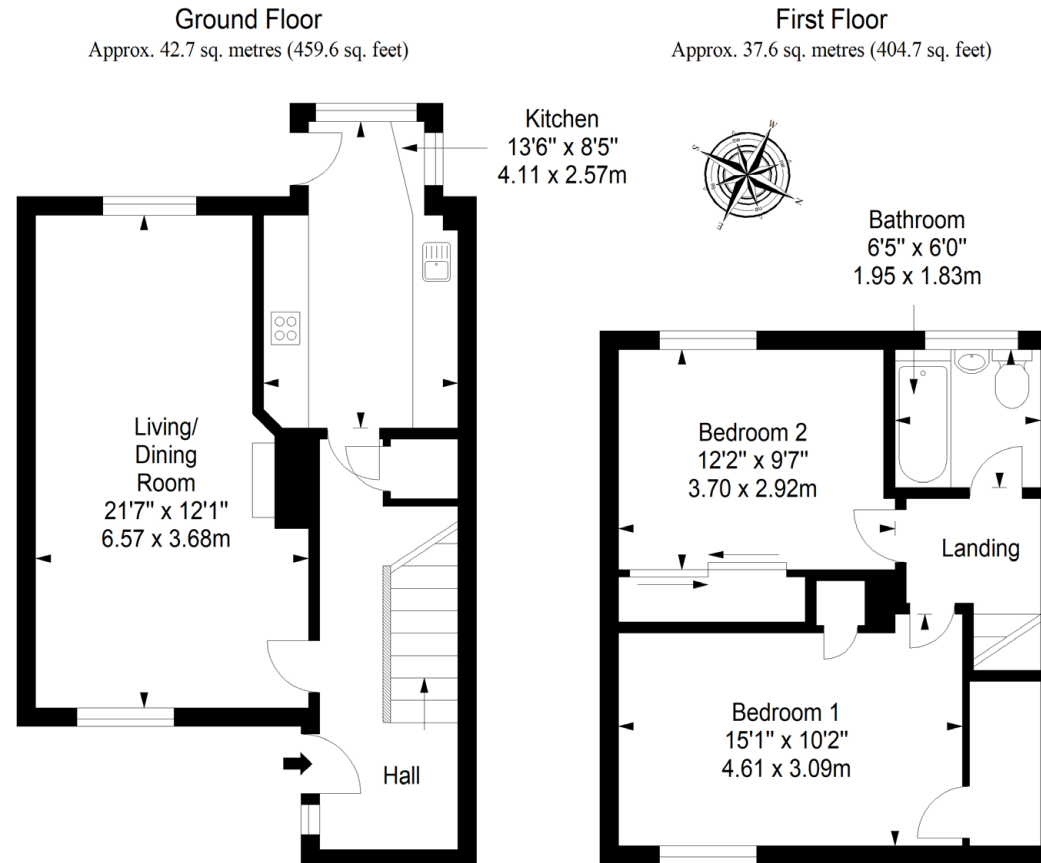
Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

Property Features

- Well-presented mid-terrace house
- Situated in the village of West Calder
- Near amenities, transport links, and schools
- Naturally-lit hall with built-in storage
- Dual-aspect living/dining room with a fireplace
- Galley-style kitchen with rear garden access
- Two double bedrooms with built-in wardrobes
- Tiled bathroom with overhead shower
- Easy-to-maintain front and rear gardens
- Unrestricted on-street parking
- Gas central heating and double glazing



Floorplan



Total area: approx. 80.3 sq. metres (864.3 sq. feet)

All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106