





Charming 3 Bedroom Detached Cottage!

Niall McCabe & RE/MAX Property are thrilled to welcome to the market this truly incredible and one-of-a-kind detached family home, located in the gorgeous village of Woolfords, close to West Calder, the property has been lovingly restored and renovated to its original glory and boasts a versatile layout and a wonderful blend of 'old and new'. A breath-taking property and a once in a generation opportunity.

Accommodation is truly flexible for any purchaser and could be a 3-bedroom home, or 2-bedroom with several reception spaces, along side this is a farmhouse style kitchen with feature Range Cooker & a custom 4-piece family bathroom. Wrap around grounds accompany the home externally.

Woolfords is set a mere 2 miles away from the main village of West Calder, which has a great selection of shops and local services, as well as nurseries, Primary and Secondary schools. The area is also well served by bus services, lies minutes away from the M8 motorway network and has its own railway station, it is also within close proximity to the gorgeous Cobbinshaw Reservoir.

The home report can be downloaded from our website.

Council Tax Band: C

Tenure: Freehold Property

Factor: N/A

Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.

Lounge

16' 5" x 12' 10" (5.00m x 3.90m)

Step into a breath-taking formal lounge where elegance meets grandeur. Bathed in natural light from a stately front-facing window, this exquisite space boasts soaring high ceilings, intricate period detailing, and rich wood flooring that exudes warmth and sophistication. A striking feature fireplace commands attention, adding both charm and opulence—a true statement of refined living.

Dining Room/Bedroom 2

14' 10" x 10' 10" (4.53m x 3.30m)

An opulent and stylish dining room, effortlessly blending sophistication with versatility. Finished in elegant, contemporary tones, this exquisite space offers the perfect setting for refined entertaining or tranquil relaxation. With its luxurious ambiance and adaptable design, it seamlessly transforms into an additional bedroom, offering both beauty and function in equal measure.

Family Room/Bedroom 3

23' 9" x 13' 6" (7.23m x 4.11m)

An extraordinary family room stretching the full length of the property, offering unmatched space and versatility. Bathed in natural light from treble-aspect windows, this stunning room features elegant flooring and a seamless flow, perfect for both relaxation and entertaining. A truly flexible space, it can also serve as a spacious third bedroom, adapting effortlessly to suit the buyer's lifestyle.

Kitchen

12' 5" x 10' 7" (3.79m x 3.22m)

A luxurious farmhouse-style kitchen, where rustic charm meets modern elegance. Beautifully equipped with an extensive range of base and wall-mounted units, a stunning Range Cooker, and a walk-in pantry, it offers both style and functionality. A host of integrated appliances ensures seamless convenience, while picturesque views over the surrounding land create a truly enchanting setting. From here you access the rear hall & in turn the dedicated laundry space



Bedroom 1

14' 10" x 10' 4" (4.53m x 3.14m)

An incredible main bedroom exuding pure luxury, adorned with gorgeous solid oak finishes and elegant décor. The attractive flooring enhances its refined charm, while a stunning picture window frames serene rear-aspect views, bathing the space in natural light. A true sanctuary of style and sophistication.

Family Bathroom

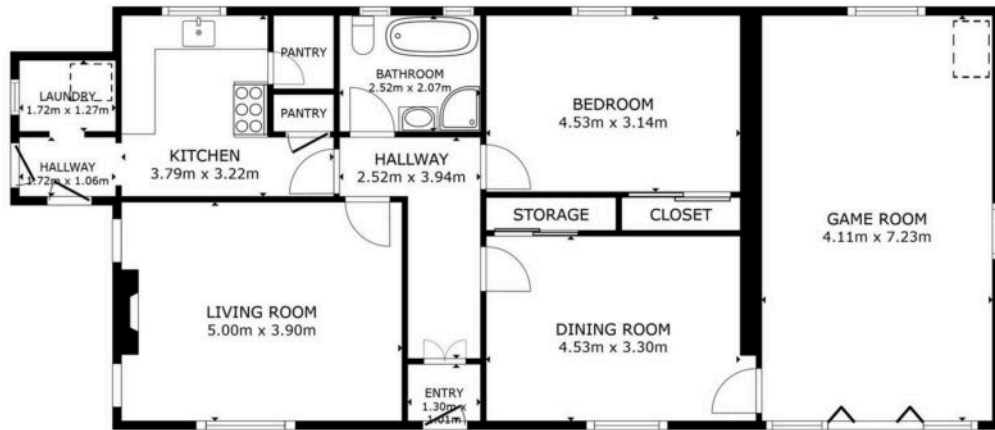
8' 3" x 6' 9" (2.52m x 2.07m)

A stunning 4-piece family bathroom, where elegance meets indulgence. Featuring a sleek wash hand basin set into a stylish vanity, W.C., and a luxurious roll-top bathtub for a touch of classic charm. A spacious corner shower enclosure adds modern convenience, all beautifully illuminated by exquisite feature lighting for the perfect ambiance.

Exterior

Set within a magnificent wrap-around plot, this exquisite outdoor haven boasts multiple patios and decked terraces—perfect for sun worshippers and alfresco entertaining. A charming lawned area, edged with lush planting and elegant shrubbery, creates a gardener's paradise. All this, framed by breath-taking panoramic views, offers an unrivalled blend of beauty and tranquillity.





FLOOR PLAN



GROSS INTERNAL AREA
 FLOOR PLAN 86.9 m²
 EXCLUDED AREAS : GAME ROOM 29.7 m²
 TOTAL : 56.9 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

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