



## 6 Oakbank Cottages, West Calder

Offers Over £215,000





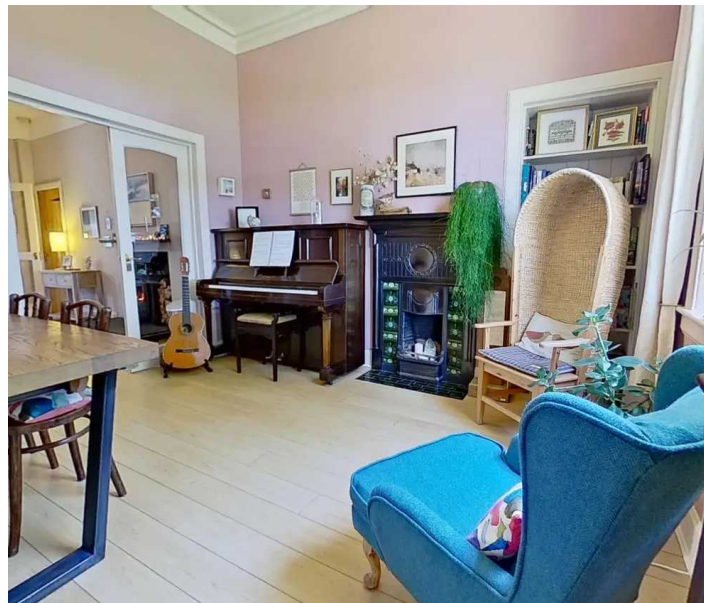
# 6 Oakbank Cottages

West Calder, West Calder

Idyllic 3-bed cottage in tranquil countryside next to Shale Trail. Spacious interior, sleek kitchen, utility room, cosy lounge with multi-fuel burner, separate dining room, delightful gardens with veg patches, timber garage/workshop, and large studio.

Tenure: Freehold

- Idyllic Country Cottage
- Adjacent to the Shale Trail
- Spacious accommodation which is a credit to the present owners
- Sleek kitchen extension
- Utility Room
- Downstairs WC and upstairs bathroom
- Large Garage with parking to front
- Lounge with multi fuel burner
- Large studio with log burner
- Wood shed









## Hall

Access through timber door with opaque glazed insets. Quickstep laminate flooring through hall, lounge, dining room and WC. Doors to dining room, bedroom and WC.

## Bedroom One

12' 8" x 10' 8" (3.86m x 3.25m)

Double bedroom with front facing window. Original working fireplace, fitted carpet, radiator.

## Downstairs WC

7' 2" x 3' 7" (2.18m x 1.09m)

Fitted with pedestal wash hand basin and central flush WC. Tiled around fittings. Radiator, downlighters.

## Dining Room

11' 8" x 10' 8" (3.56m x 3.25m)

Ideal for entertaining or family meals. Front facing window. Working fireplace, radiator.

## Lounge

16' 8" x 15' 0" (5.08m x 4.57m)

Spacious sitting room with multi fuel burner supplying heating and hot water and slate hearth. Carpeted staircase to upper landing. Understair storage area. Radiator.

## Fitted Kitchen/Breakfast Room

12' 7" x 9' 6" (3.84m x 2.90m)

Fitted with sleek base and wall mounted units, drawers, wall mounted oven and microwave/oven, ceramic hob, integrated dishwasher, 1.5 bowl stainless steel sink, side drainer and mixer tap, hardwood worktops with tiling above. Shelved recess. Rear facing window and lantern roof window. Laminate floor tiles through kitchen and utility room. Designer vertical radiator.

## Utility Room

14' 0" x 6' 10" (4.27m x 2.08m)

Fitted with 1.5 bowl stainless steel sink, side drainer and mixer tap with drawers under, hardwood worktop with tiling above. Plumbing for washing machine. UPVC/double glazed door to rear with window to side. Cupboard with shelves and hanging rail. Wall mounted electric heater, shelves





## GARDEN

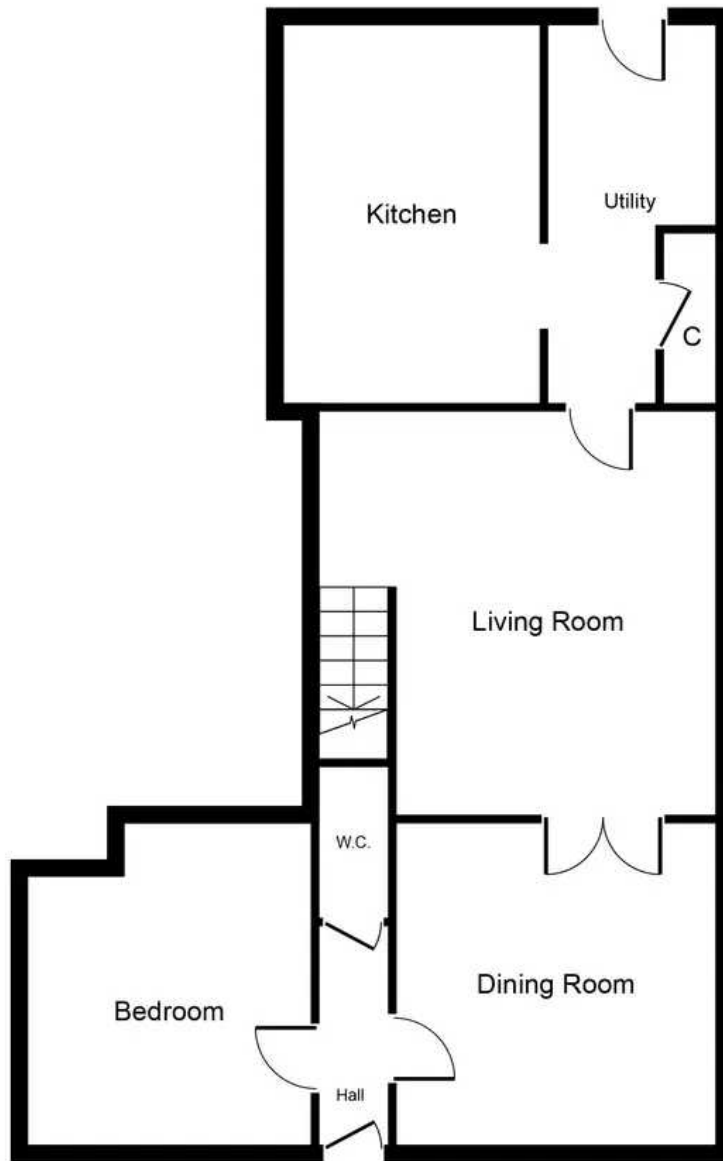
Small front garden and delightful rear garden with vegetable patches, shrubberies, suntrap patios and wood shed.

## GARAGE

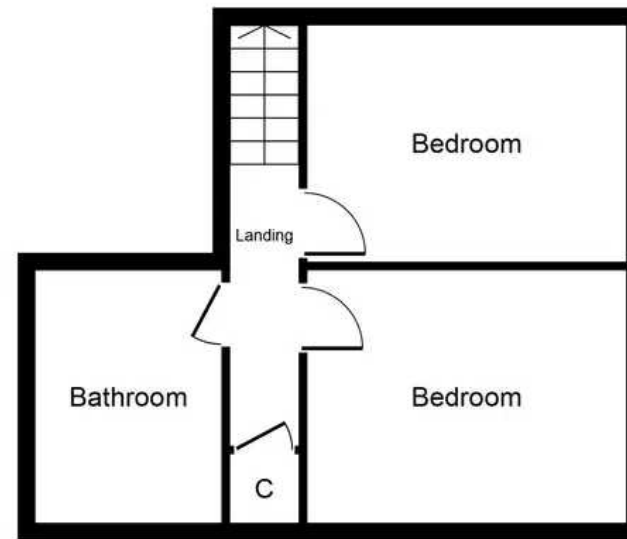
Single Garage

Large timber garage/workshop (13'10" x 12'8"). Power and light. Door to small ante room.





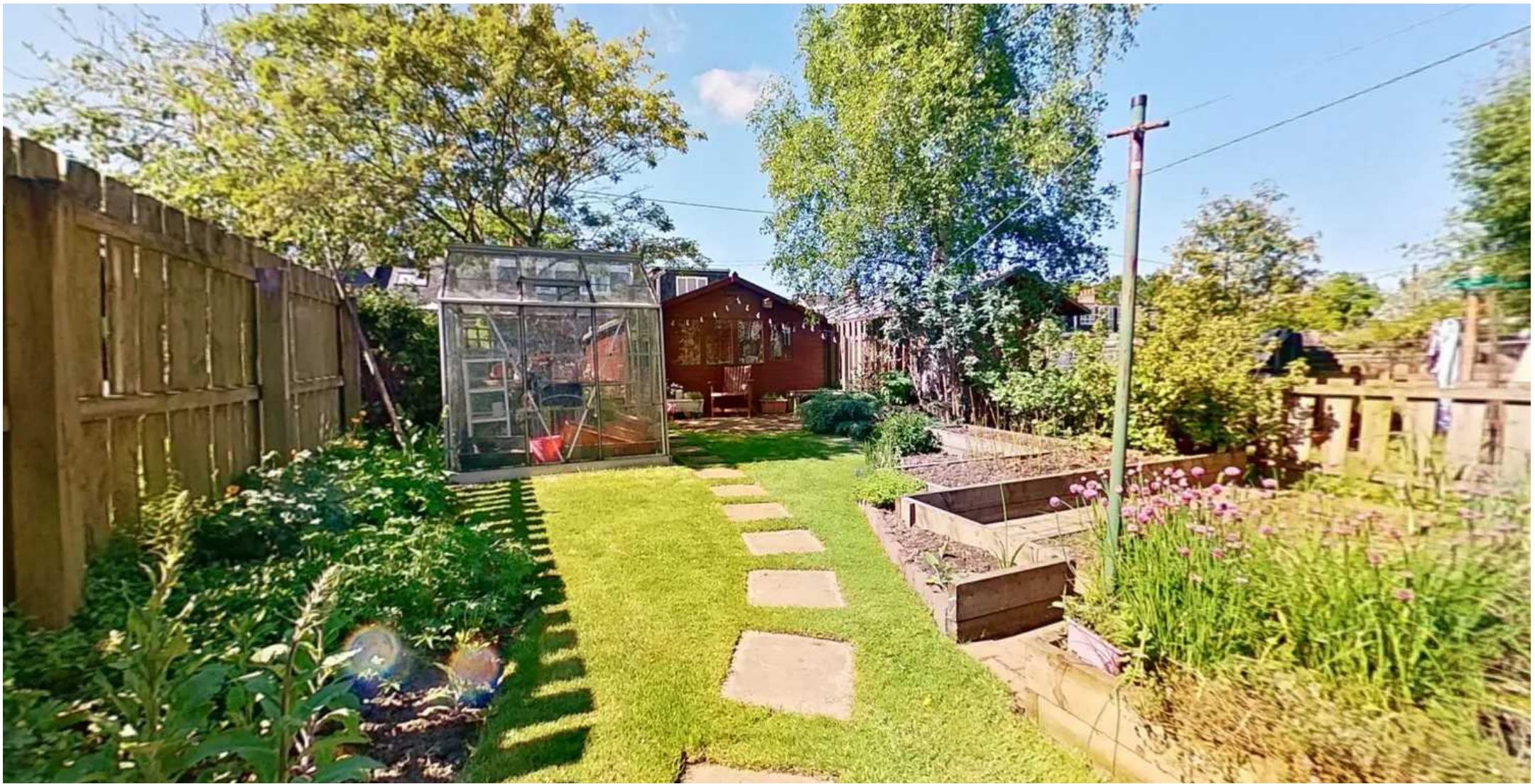
**Ground Floor**  
**Approximate Floor Area**  
**800 sq. ft.**  
**(74.3 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**361 sq. ft.**  
**(33.6 sq. m.)**

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.





## KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn - EH52 5AG

01506 852000

[info@knightbain.co.uk](mailto:info@knightbain.co.uk)

[www.knightbain.co.uk/](http://www.knightbain.co.uk/)



**KnightBain** 