



RE/MAX
Property

101 Crosswood Terrace, Tarbrax

Offers Over £



Charming Newly Decorated Cottage with Front & Rear Gardens, Modern Upgrades & Generous Living Space.

Lauren Beresford and RE/MAX Property are delighted to offer to the market 101 Crosswood Terrace, Tarbrax, EH55 8XE which is a traditional style cottage, set in a semi-rural location close to West Calder with stunning landscape and open views. Ideal for a first time buyer, families or those who want to escape the daily rush of life. The home benefits from multiple reception areas, two double Bedrooms, Sunroom, Shower room, front and rear gardens, and a single garage.

Tarbrax is a small rural village on the edge of West Lothian, set high in open countryside near the Pentland Hills. Originally built for the oil-shale industry, it's now a quiet, remote settlement with strong links to its industrial past.

West Calder has a good 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. Nearby lies the former new town of Livingston offering an excellent selection of amenities with several large supermarkets, a multi-screen cinema, bars and restaurants, sport and leisure facilities, banks and building societies and professional services. Livingston also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet.

Council Tax Band B

Freehold Tenure

No Factor Fees

The home report and online booking can be downloaded via our website.

Entrance Hall

37' 7" x 5' 5" (11.45m x 1.65m)

Enter via a partially glazed UPVC door with a window to the front of the property. There are two pendant ceiling lights, three radiators and wooden flooring. There is access to all the rooms, floored loft space and walk-in cupboard where the boiler is situated.

Bedroom/Lounge

13' 7" x 11' 2" (4.13m x 3.40m)

This room is currently a Bedroom but has previously been a Lounge. There is one central light fitting, front facing window, one radiator and carpet flooring.

Kitchen

10' 11" x 10' 7" (3.32m x 3.23m)

Kitchen comprising of wall and base units, worktops, integrated gas burner hobs, electric oven, extractor fan, splashback tiling, and composite sink with mixer tap. There is one central light fitting, window to the side of the property, laminate flooring and space for freestanding furniture.

Sitting Room/ Dining

11' 5" x 7' 9" (3.49m x 2.37m)

Located off of the Kitchen, this space can be open plan or separated with doors - it is currently a sitting room but it can be a dining room. There is lighting, windows to the side and front of the property, one radiator and wooden flooring.



Lounge/ Bedroom

13' 7" x 10' 11" (4.13m x 3.34m)

Large room which can be a Lounge or Bedroom with French doors leading into the Sunroom. There is one central ceiling light fitting, radiator and, carpet and wooden flooring.

Sunroom

9' 1" x 7' 1" (2.78m x 2.17m)

Enter into the Sunroom with 1/2 glazed UPVC door and window to the rear of the property, Spotlight fitting, wooden flooring and a radiator.

Shower Room

8' 3" x 7' 10" (2.51m x 2.39m)

Three piece Shower Room with white toilet, sink and double shower cubicle with electric shower. There is spotlighting, tiled walls, an opaque window to the rear of the property, a towel radiator and tiled flooring.

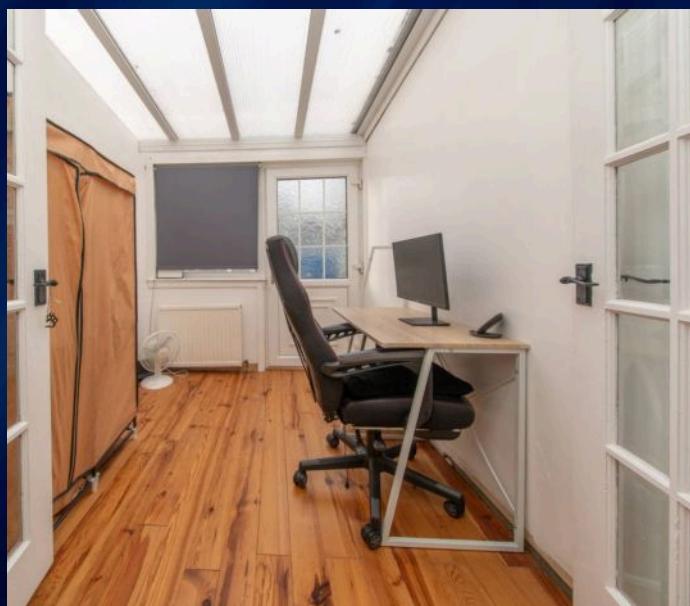
Bedroom

12' 0" x 10' 6" (3.65m x 3.21m)

Spacious double Bedroom with one central light fitting, window to the side of the property, carpet flooring and a radiator.

Loft

Fully floored loft space offering lots of storage space. Potential to convert subject to planning and building control.





FLOOR: 1

GROSS INTERNAL AREA
FLOOR 1: 95 m²
TOTAL: 95 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 **Matterport**



RE/MAX Property

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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.

Covered by Consumer Protection from Unfair Trading Regulations 2008.