



27 Woolfords

West Calder South Lanarkshire

EH55 8LH

Offers Over £125,000

**Caesar & Howie**

*Solicitors & Estate Agents*



## 27 Woolfords

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Popular style terraced dwelling, part of the sought after "Woolfords Cottages" that enjoys an attractive semi rural setting, yet is well placed for commuting and nearby towns such as West Calder, (approx. 4 miles) Lanark (13mils) and Livingston. (10mils) The accommodation has undergone recent improvements and still holds further potential for modernisation. There is an enclosed garden to rear, Village Hall opposite and many attractive and scenic walks from the doorstep. West Calder provides shopping, schools, rail services and local amenities. Livingston provides many more amenities, retail outlets, entertainment and recreational venues. For commuting the A71 and M8 connect major towns and cities, with Edinburgh approx 20mils. Flexible/early entry. Chain free.

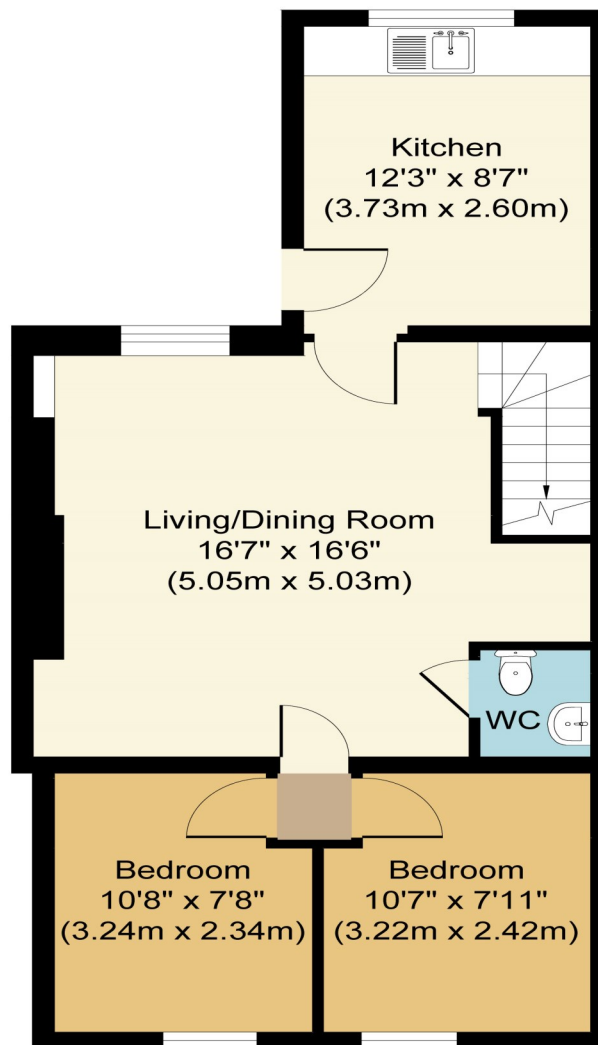
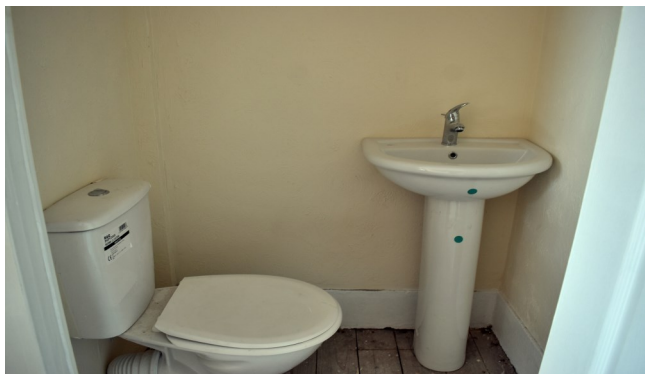
- **Kitchen**
- **Lounge/dining**
- **W.C**
- **Three bedrooms**
- **Bathroom**
- **DG. SFCH (not tested)**
- **Garden**
- **Non allocated parking front and rear**
- **Council Tax Band B**
- **Floor area 75m2**



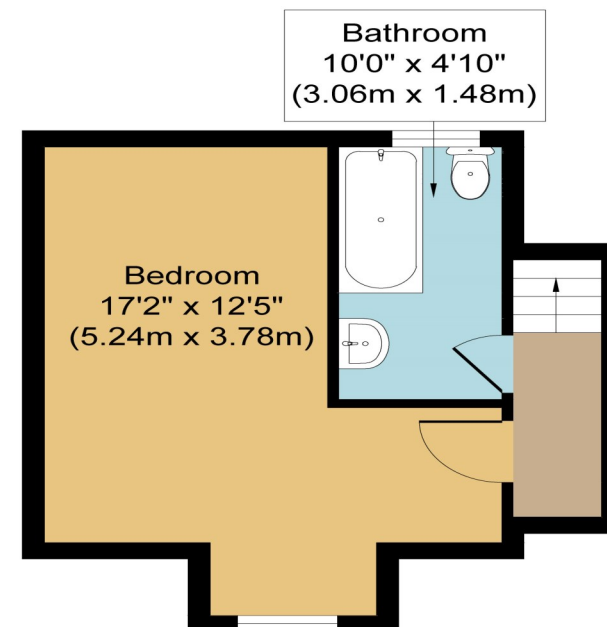


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**Ground Floor**



**First Floor**