



27 Woolfords

West Calder South Lanarkshire

EH55 8LH

Fixed Price £110,000

Caesar & Howie

Solicitors & Estate Agents



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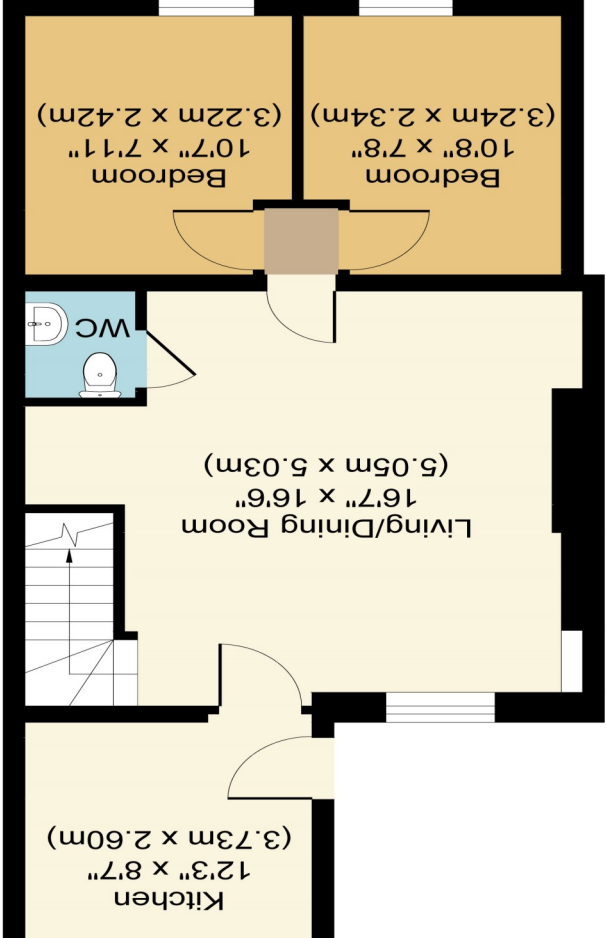
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Popular style terraced dwelling, part of the sought after "Woolfords Cottages" that enjoys an attractive semi rural setting, yet is well placed for commuting and nearby towns such as West Calder, (approx. 4 miles) Lanark (13mls) and Livingston. (10mls) 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 20mls. Flexible/early entry. Chain free.

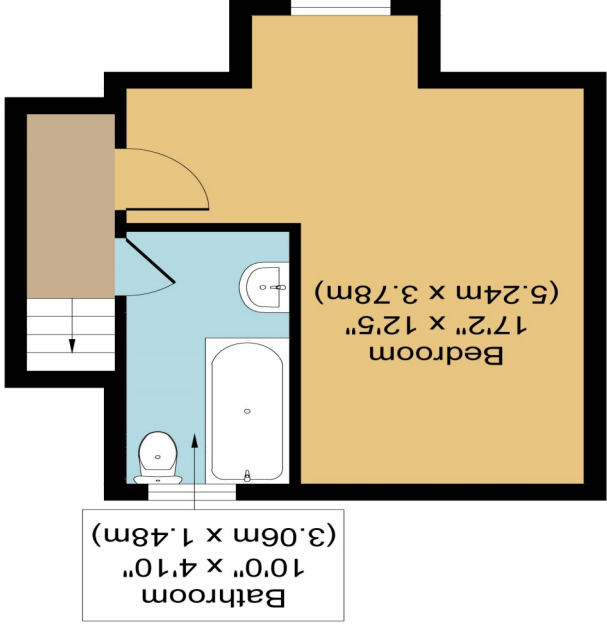
- **Kitchen**
- **Lounge/dining**
- **W.C**
- **Three bedrooms**
- **Bathroom**
- **DG. SFCH (not tested)**
- **Garden**
- **Non allocated parking front and rear**
- **Council Tax Band B**
- **Floor area 75m2**

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email mam@caesar-howie.co.uk





Ground Floor



First Floor

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.

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