




McEwan Fraser Legal

Solicitors & Estate Agents

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23 Cuthill Brae

WILLOW WOOD RESIDENTIAL PARK, WEST CALDER, WEST LOTHIAN, EH55 8QE

THE LOCAL AREA

WEST LOTHIAN, EH55 8QE



Willow Wood Residential Park is a quiet community which has become exceedingly popular with those who are aged 50 or over. Nestled within a picturesque and tranquil park, the development is within walking distance of Stoneyburn and West Calder. Stoneyburn boasts a Post Office, pharmacy and convenience shops. There is a frequent bus service from nearby

Stoneyburn Crossroads which will take you to Livingston and Edinburgh, going via West Calder which can be reached in approximately ten minutes. West Calder itself is a popular West Lothian town which has a Medical Center and a good range of shops. There is a good train service from West Calder to Edinburgh and to Glasgow Central. Bathgate train

station is only a short drive away, also providing frequent travel between Edinburgh and Glasgow. Edinburgh International Airport is approximately fourteen miles away and is accessed via the M8 which is located only two miles from the property.

Nearby Livingston has excellent shopping. The

Almondvale Shopping center and McArthur Glen Retail Outlet provides every possible facility, amenity, and service, along with the widest possible choice of shopping, all within an almost totally enclosed shopping precinct. It also offers theatres, cinemas, a leisure pool, and football stadium. There are golf courses at Harburn, Deer Park and Dalmahoy (which

also has a spa and gym). Equestrian centers, fishing, hunting and hill walking are all available nearby.

There is no shortage of leisure facilities, such as the leisure center over at Deans. Amongst other things, there is a swimming pool, ten-pin bowling alley, squash courts, and gymnasium. For those who prefer wide-

open spaces, the Almond Valley, following the course of the River Almond, provides a pleasant country like walks as well as a trim course and riverside gardens.

23 CUTHILL BRAE

WILLOW WOOD RESIDENTIAL PARK



McEwan Fraser Legal are delighted to present 23 Cuthill Brae which is a deceptively spacious three bedroom property set on a low maintenance plot. The property is in excellent order internally and boasts a double drive and detached garage

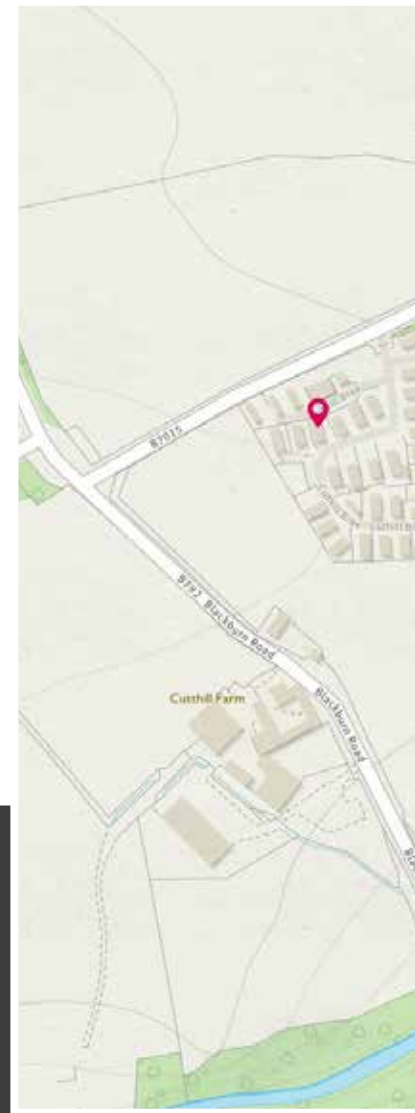
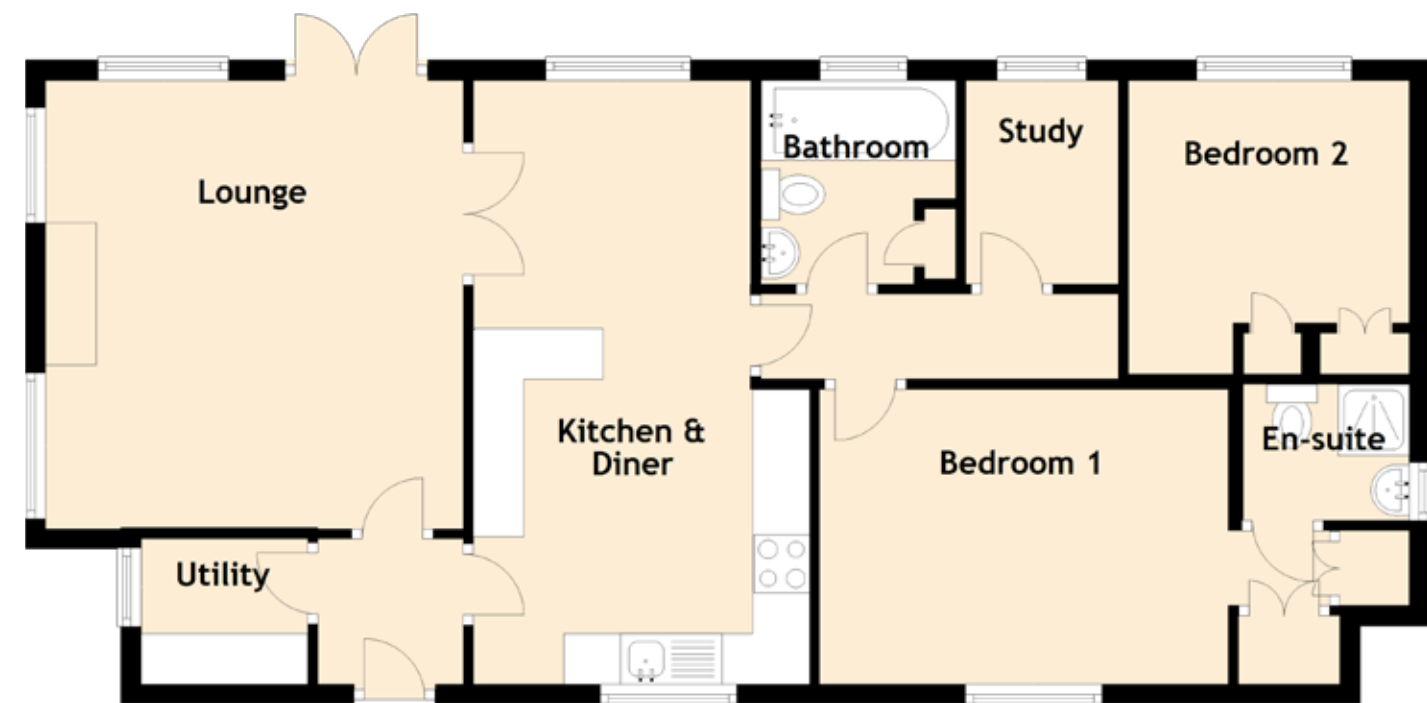
externally. Bright and neutrally finished, there is lots of space on offer an internal viewing is a must to fully appreciate the benefits of this type of property. The property is entered through the

hallway which gives access to the Utility room on the left and on the right you enter the kitchen/dining area. Straight ahead you will find an ample lounge which enjoys a dual aspect and bundles of natural light. There is ample floor space

for a large suite. Double doors also open into the large dining kitchen from the lounge. The kitchen has wall mounted units, with lots of preparation and storage space for the aspiring chef. The kitchen/dining area leads into the hallway

which gives access to a toilet, two generous double bedrooms and a useful Study/work room which is fitted out with appropriate shelving, drawers and storage cupboard. For extra warmth and comfort, the

property enjoys gas central heating and double glazing. Early viewing, highly recommended.



Approximate Dimensions (Taken from the widest point)

Lounge	4.41m (14'6") x 4.11m (13'6")	Bathroom	2.00m (6'7") x 1.82m (6')
Kitchen & Diner	5.94m (19'6") x 2.83m (9'3")	En-suite	1.63m (5'4") x 1.34m (4'5")
Utility	1.64m (5'5") x 1.44m (4'9")	Extras: Monthly pitch fee applies.	
Bedroom 1	4.02m (13'2") x 2.90m (9'6")		
Bedroom 2	2.89m (9'6") x 2.76m (9'1")		
Study	2.00m (6'7") x 1.50m (4'11")		



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