


Solicitors & Estate Agents
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260 Viewfield Road

TARBAX, SOUTH LANARKSHIRE, EH55 8XF

The Location

Tarbrax is a small village in the Parish of Carnwath, County of South Lanarkshire, Scotland. It is at the end of a road off the A70 road between Edinburgh and Carnwath. Tarbrax is 1000 feet above sea level on the edge of the Pentland Hills. Nearby villages include Auchengray and Woolfords. The nearest local school is a small primary in the neighbouring village of Auchengray. From Auchengray Primary School, children go on to Biggar High School.

The village is close to the Pentland Hills Regional Park and benefits from a range of country pursuits and is a good area for walking and cycling. There is also a real possibility to use the local equestrian facilities surrounding the village. The

village offers excellent commuting to Edinburgh approximately twenty-two miles and Glasgow approximately thirty-seven miles. West Calder, around fifteen minutes away (eight miles), offers a frequent train service both to the East and West and also provides local shopping facilities. More extensive retail facilities can be found in Livingston which is around twenty minutes (ten miles) away.

Tarbrax Village Hall is very much a multi-purpose hall used by all ages in the community, this modern and well-equipped hall, including bar facilities, caters for several activities and groups and is also available for hire to outside organisations.



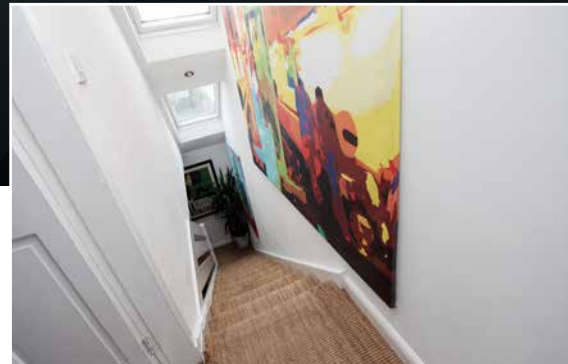
The Property

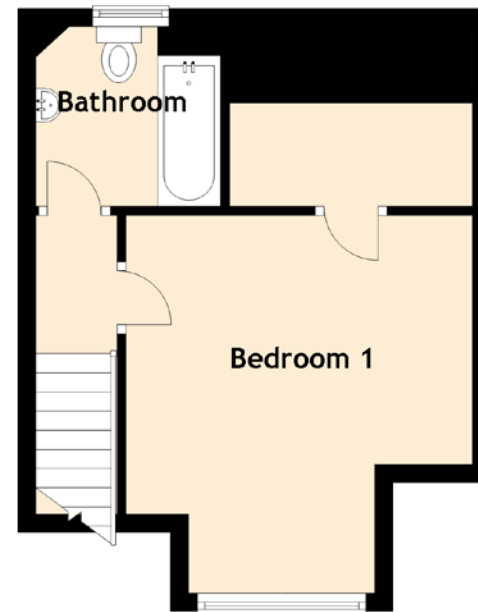
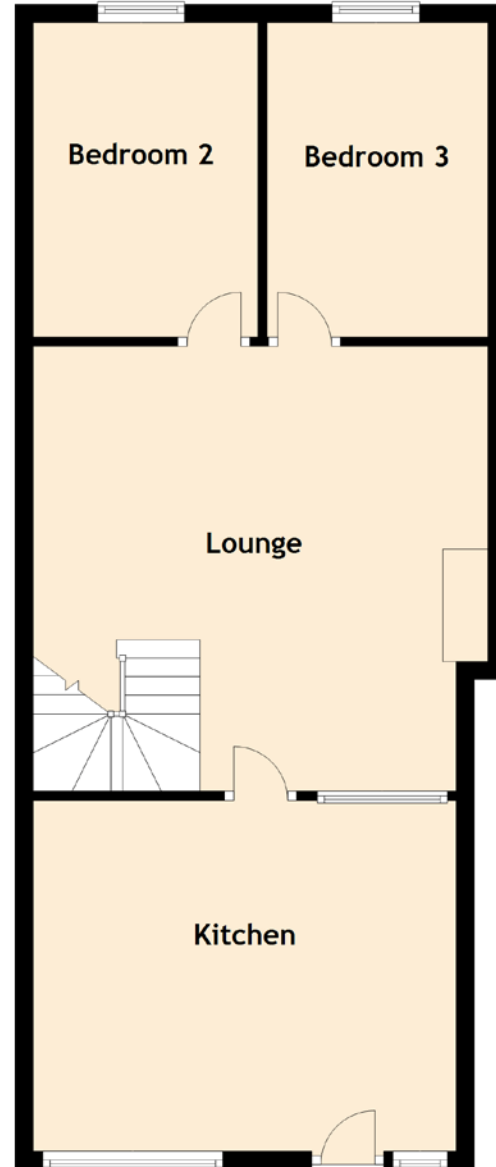
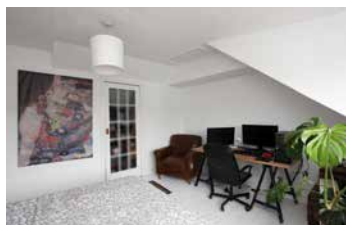
McEwan Fraser Legal are delighted to present this extended three bedroom miner's cottage to the market. The property is presented to the market in good order and offers excellent proportions over two floors. The property benefits from a garden and off-street parking to the front.

Entering the property, you find yourself in the extended kitchen. Skylights and a large picture window create a bright, entertaining space, which is unusual for the area. There is a range of base units fitted around a range style cooker and ample space for a dining table. Beyond the kitchen, you find the main reception room. The lounge boasts a contemporary feel, and the large wood-burning stove creates a charming

focal point. The floor space on offer gives excellent flexibility, and the room can adapt to a variety of different layouts. To the rear of the lounge, you find two ground floor bedrooms which can both comfortably accommodate double beds. Climbing the stairs, there is a large master bedroom with built-in storage and plenty of floor space for a full range of bedroom furniture. Internal accommodation is completed by the bathroom, which is also on the first floor. The bathroom is naturally bright and airy with a three-piece white suite and shower over bath.

This lovely cottage and well presented. Internal viewing is highly recommended.



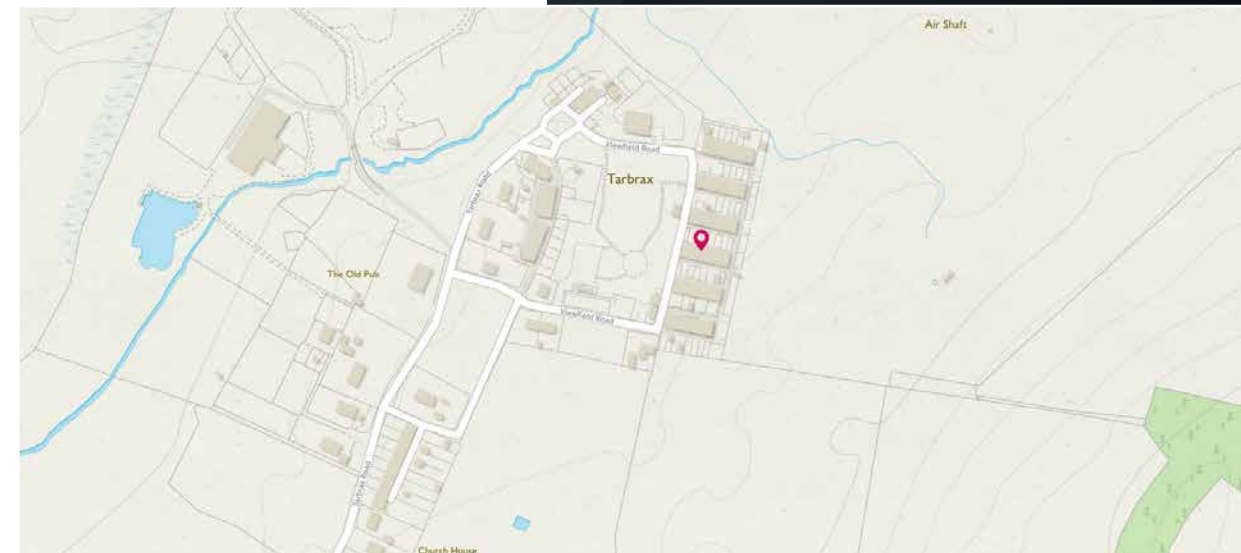


The Details

Approximate Dimensions
(Taken from the widest point)

Lounge	5.05m (16'7") x 4.95m (16'3")
Kitchen	4.70m (15'5") x 3.90m (12'10")
Bedroom 1	4.20m (13'9") x 3.85m (12'8")
Bedroom 2	3.50m (11'6") x 2.40m (7'10")
Bedroom 3	3.50m (11'6") x 2.35m (7'9")
Bathroom	2.05m (6'9") x 2.00m (6'7")

Gross internal floor area (m²): 81m²
EPC Rating: G



LOCAL PLAYPARK



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Part
Exchange
Available

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