

# Plot of Land

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*Plot of land with planning consents and detailed drawings for a split level home*



VIEW OF PROPOSED HOUSE FROM SOUTH WEST



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McEwan Fraser Legal is delighted to present this opportunity to build the home of your dreams. Embrace the opportunity to bring your dream home to life with this exceptional plot of land, perfectly positioned in a stunning location that offers panoramic views of the picturesque surroundings. Boasting planning consent for a thoughtfully designed split-level home, this plot invites you to turn your vision into reality.

Situated in an idyllic setting, the land not only offers a canvas for your dream home but also provides a visual feast of natural beauty. The captivating views that unfold from this vantage point create a truly enchanting backdrop, ensuring that every window of your future home will frame a masterpiece of nature.

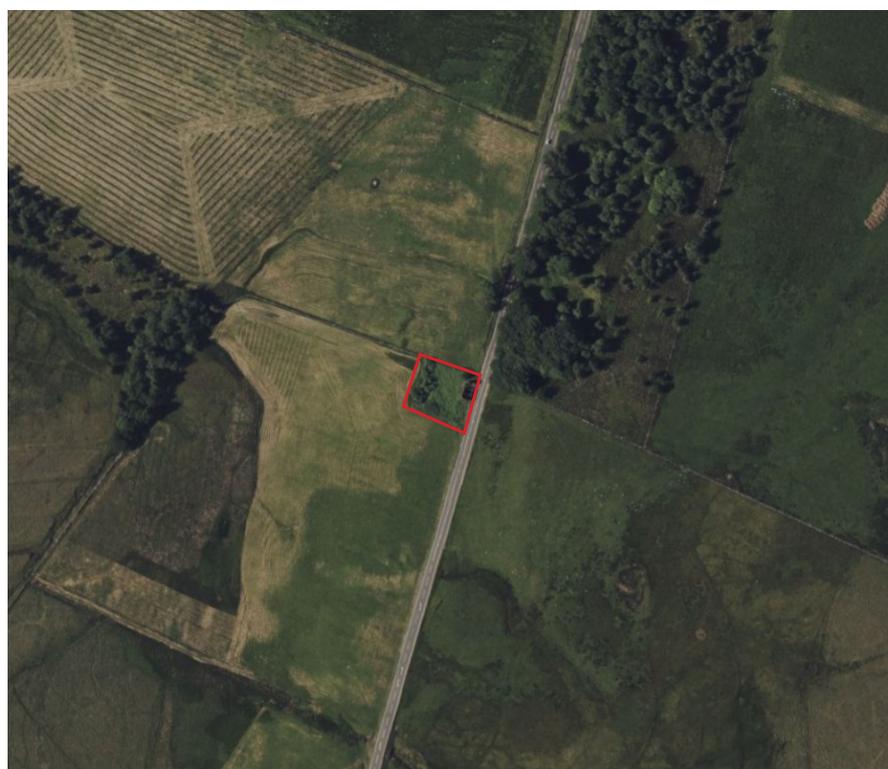
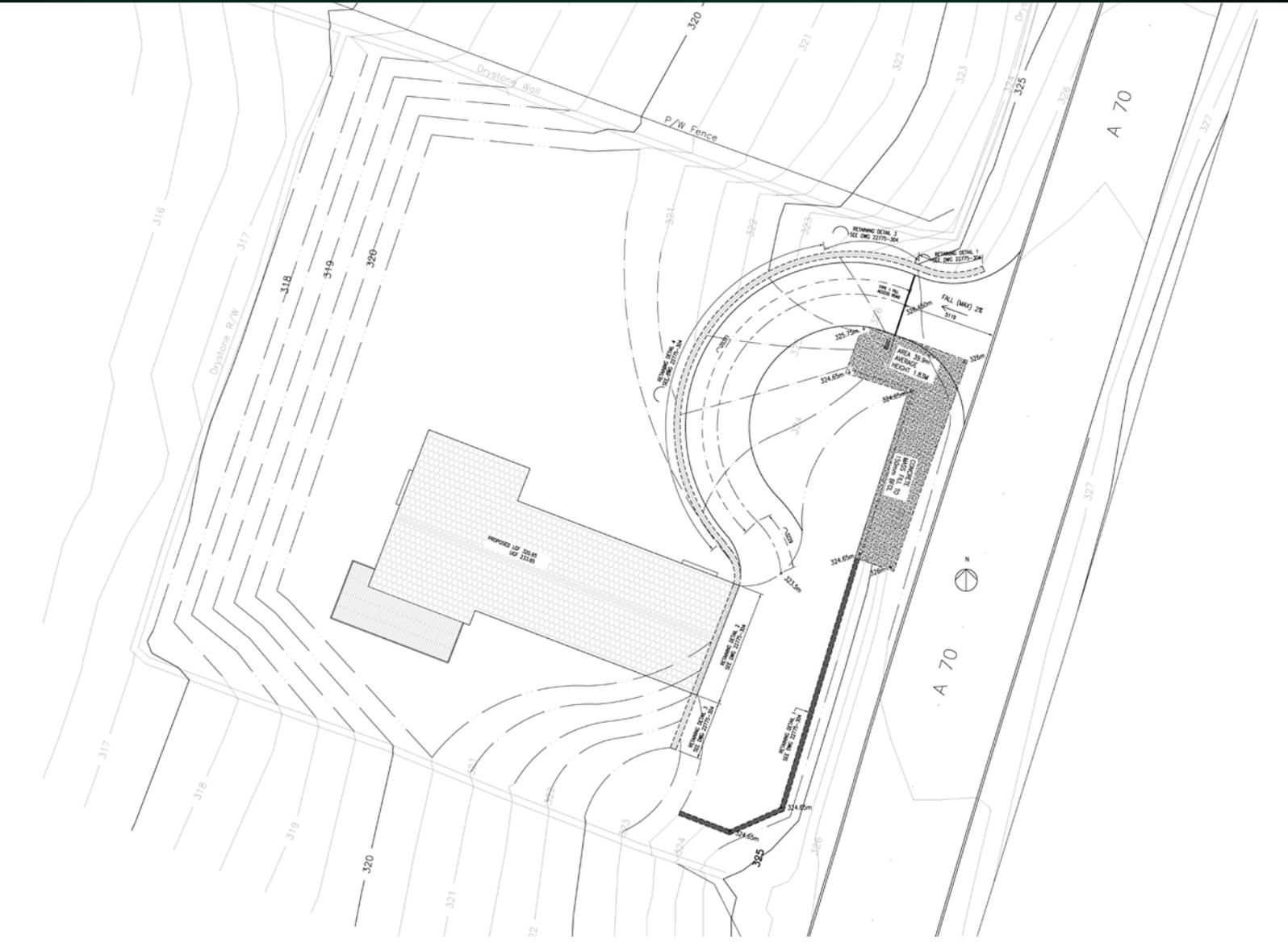
# THE PLOT



Access to this prime piece of real estate is seamless, with well-planned and easily navigable routes enhancing convenience. Whether you're commuting to nearby urban centers or simply exploring the local attractions, the accessibility of this location adds another layer of practicality to its allure.



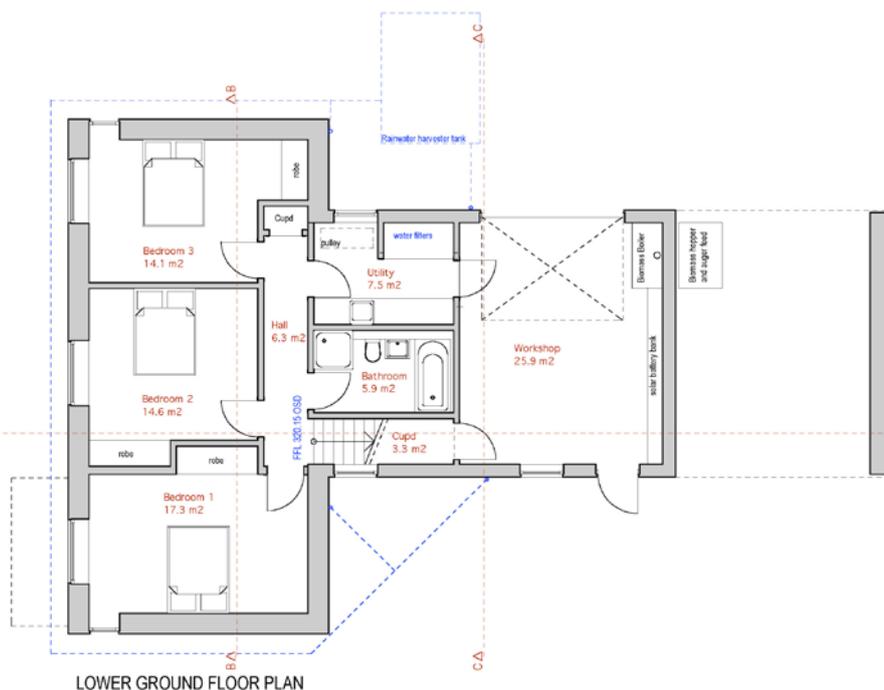
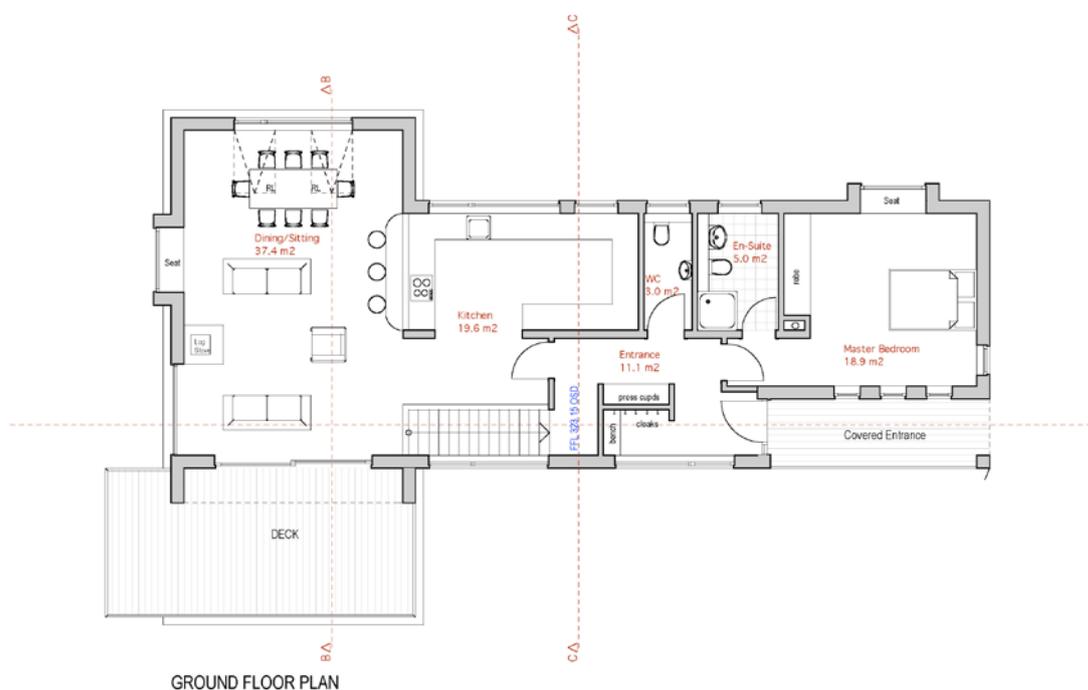
# THE SITE PLAN

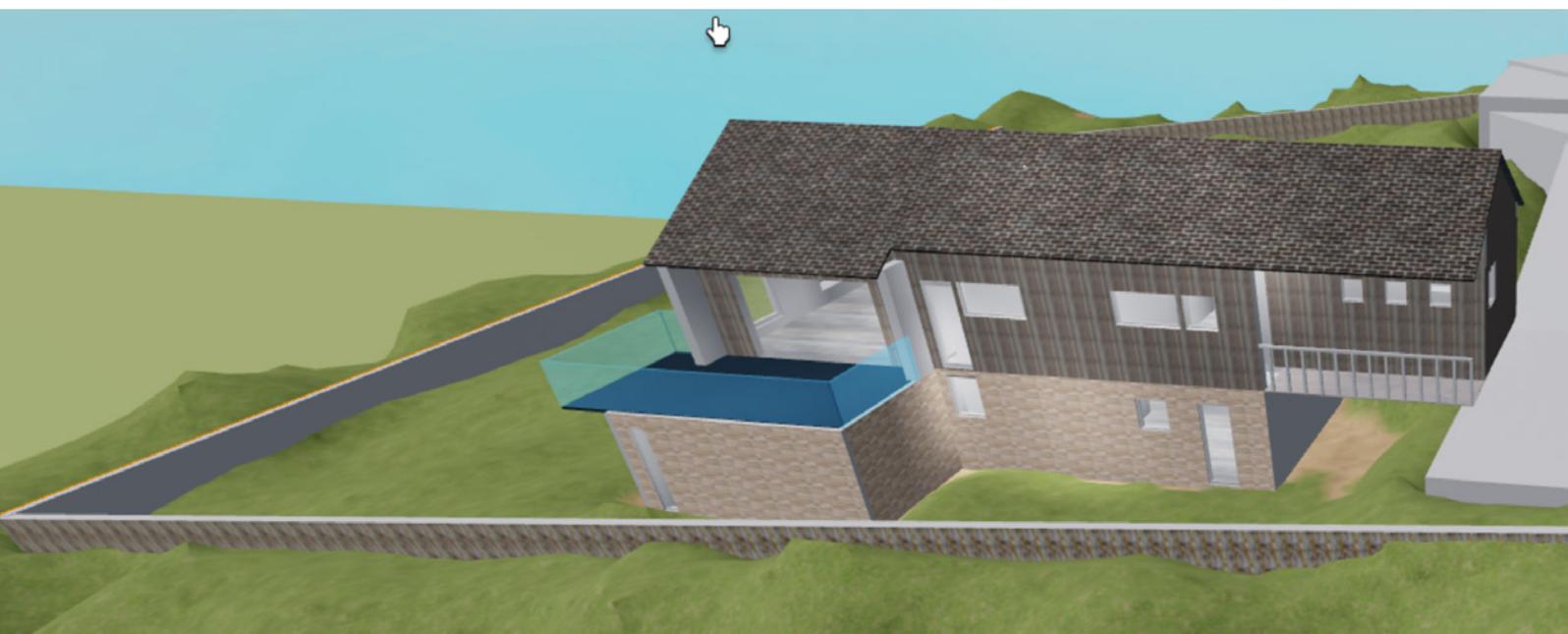
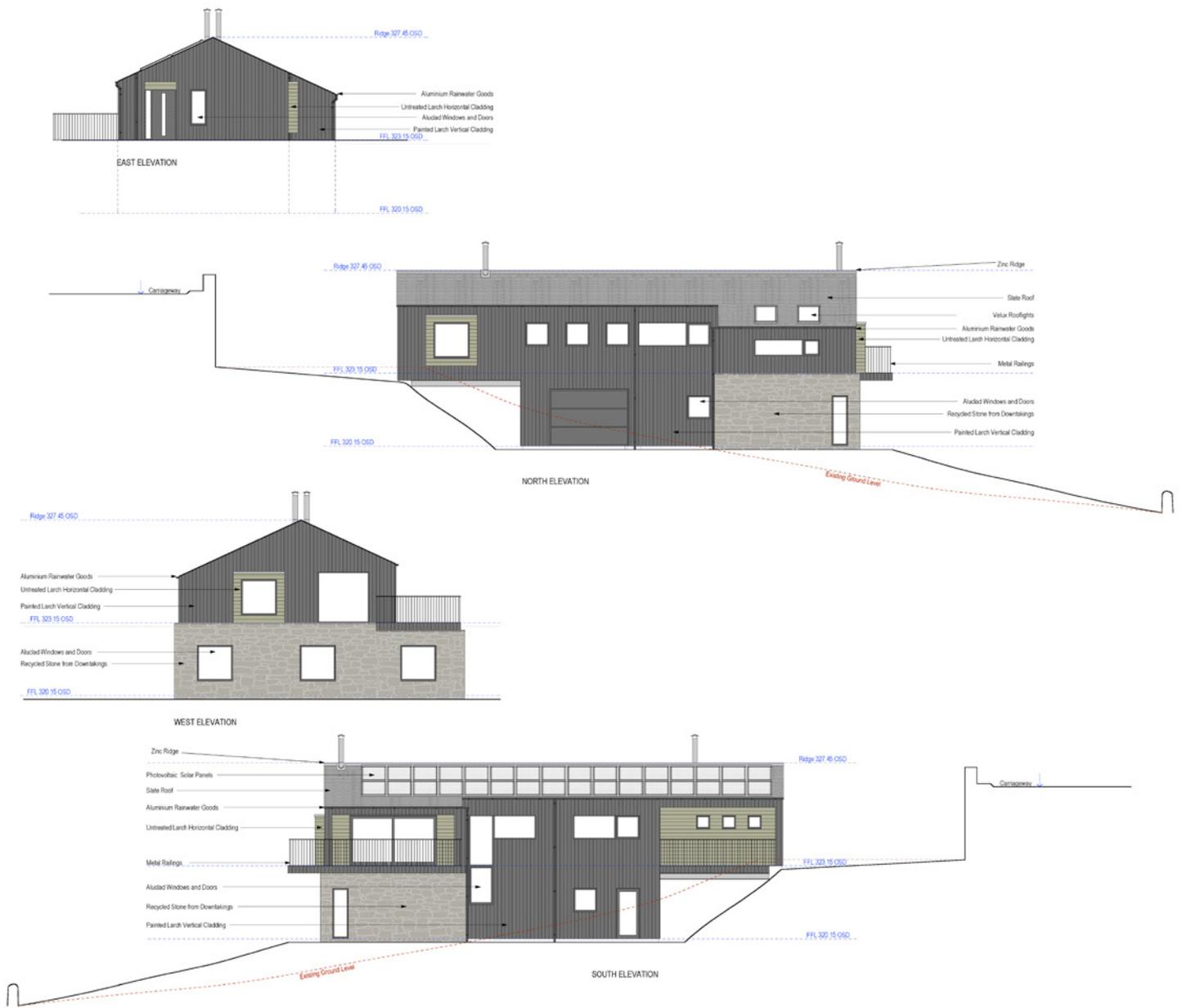


What sets this plot apart is not just its stunning location but the meticulous planning that has gone into it. With planning consent in place for a split-level home, every detail has been considered to optimize both aesthetics and functionality. The available drawings provide a clear vision of the possibilities that await, allowing you to embark on the exciting journey of creating a home perfectly tailored to your tastes and preferences.

This is more than just a piece of land; it's an opportunity to craft a lifestyle that embraces the beauty of the surroundings. Whether you're envisioning a tranquil retreat or a contemporary masterpiece, this plot is the foundation upon which your aspirations can take shape.

# PLANS & ELEVATIONS





Seize the chance to secure this prime plot of land and transform it into the home you've always dreamed of. Contact us today to explore the full potential of this unique opportunity and step into a future where every detail is designed to complement the natural splendour that surrounds you.



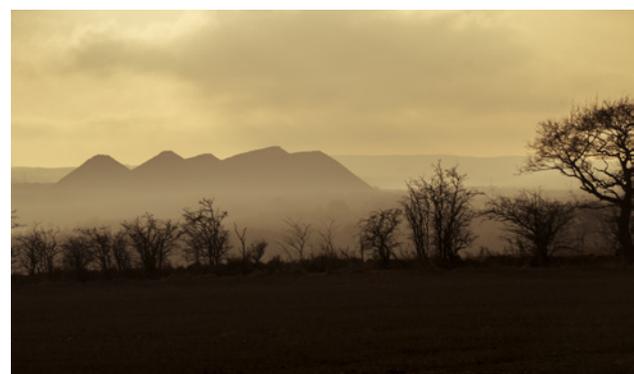
# THE LOCATION

Nestled within the scenic West Lothian landscape, West Calder beckons as a charming and thriving community, offering a unique blend of history, modern amenities, and a warm, welcoming atmosphere. This picturesque town, situated between Edinburgh and Glasgow, provides a delightful living experience with its diverse offerings. West Calder boasts a rich heritage, evident in its historic architecture and landmarks. The town's roots are intertwined with the industrial history of West Lothian, and remnants of its past can be seen in the well-preserved buildings that add character to the town centre.

Residents of West Calder enjoy a close-knit community where friendly faces are a daily occurrence. The town's local shops, cafes, and eateries contribute to the vibrant atmosphere, creating a hub where neighbours can gather and visitors can explore the unique offerings of West Calder. Education is a priority in West Calder, with local schools providing a solid foundation for students. The town's commitment to fostering a sense of community is evident in various events and activities that bring residents together, creating a lively and engaging environment.

The scenic surroundings provide ample opportunities for outdoor pursuits. Whether it's a leisurely stroll along the banks of the River Almond, a visit to the nearby Almondell and Calderwood Country Park, or exploring the scenic Pentland Hills Regional Park, residents of West Calder have access to an array of natural wonders right on their doorstep.

Excellent transport links, including a railway station, connect West Calder to major cities, making it a practical choice for commuters and those looking to explore the wider region. The M8 motorway ensures convenient access to nearby urban centres while allowing residents to retreat to the tranquillity of West Calder at the end of the day.



  
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