





# Tarbrax

WEST LOTHIAN, EH55 8XF

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.







# 267 Viewfield Road

TARBAX, WEST CALDER, WEST LOTHIAN, EH55 8XF

*A two bedroom mid terraced cottage that is presented in excellent order*



McEwan Fraser Legal is pleased to present this two-bedroom mid-terraced cottage to the market. The property has been extended to the front and into the loft space to give spacious and flexible accommodation. The large loft bedroom is an ideal dual aspect master bedroom but could be further divided to turn the property into a comfortable three bed.

Entering the property you are immediately in the kitchen which includes a good range of base and wall mounted units, integrated hob and oven, further space for free standing appliances. With ample prep and storage space, there is plenty of space for the keen amateur chef. Adjacent to the kitchen, there is a room which could easily serve as a dining room or home office.

The lounge is accessed through the kitchen. Alongside neutral decor, exposed wooden flooring and a stunning fireplace as a natural focal point, the lounge has excellent proportions. The space on offer gives great flexibility to adapt the layout to individual taste or requirements.

Passing through the lounge, the ground floor is completed by the second double bedroom and the bathroom which enjoys a white three-piece suite with shower over bath. A staircase from the lounge takes you to the main bedroom which occupies the whole of the first floor. Dual aspect and naturally bright, the bedroom is a bit of a treasure and sure to appeal.

The property also benefits from double glazing, off-street parking and private garden to the front.

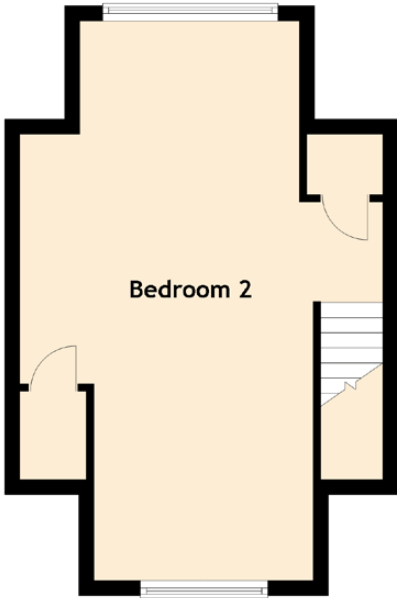
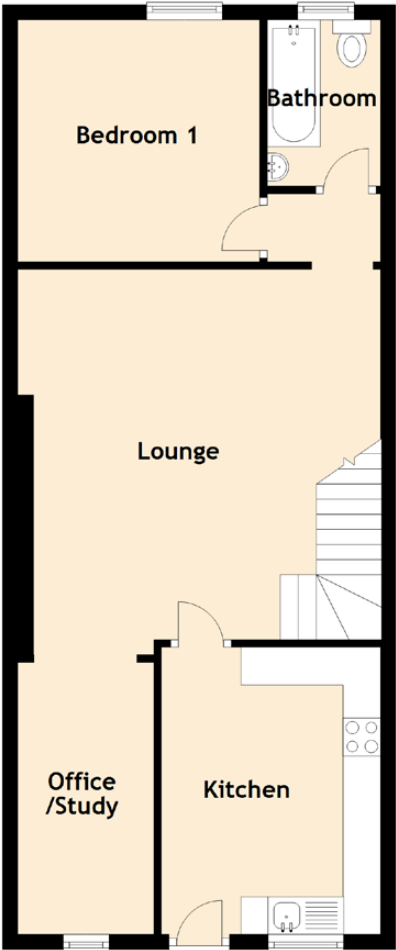
Internal viewing is highly recommended.





# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.10m (16'9") x 5.10m (16'9")
Kitchen	3.80m (12'6") x 2.90m (9'6")
Office/Study	3.60m (11'10") x 1.80m (5'11")
Bedroom 1	3.30m (10'10") x 3.20m (10'6")
Bedroom 2	7.40m (24'3") x 4.90m (16'1")
Bathroom	2.20m (7'3") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 91m<sup>2</sup> | EPC Rating: D



Image credit: <https://www.online-survey.co.uk/sample/>





# McEwan Fraser Legal

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