




McEwan Fraser Legal
Solicitors & Estate Agents
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257 Viewfield Road

TARBRAX, WEST CALDER, EH55 8XF

TARBRAX | WEST CALDER

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.





257 VIEWFIELD ROAD

McEwan Fraser Legal are delighted to bring to the open market this three-bed end terraced miners' cottage. The property is presented in excellent condition and would make a fantastic starter home. Internal viewing is a must.

In more detail, the property benefits from a welcoming hallway; a bright and airy lounge which offers great flexibility for a different furniture configurations; a contemporary kitchen with an excellent range of base and wall mounted units; two spacious ground floor bedrooms; additional double bedroom upstairs; and a modern family bathroom. providing ample space for free-standing furniture. The property also benefits from double glazing and central heating.

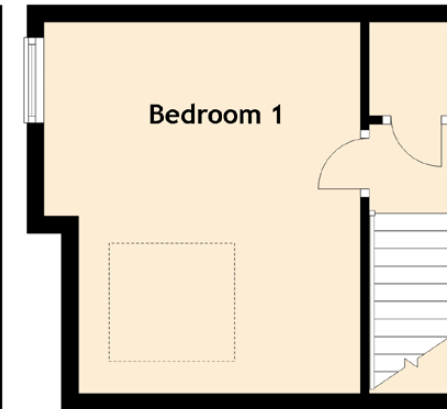
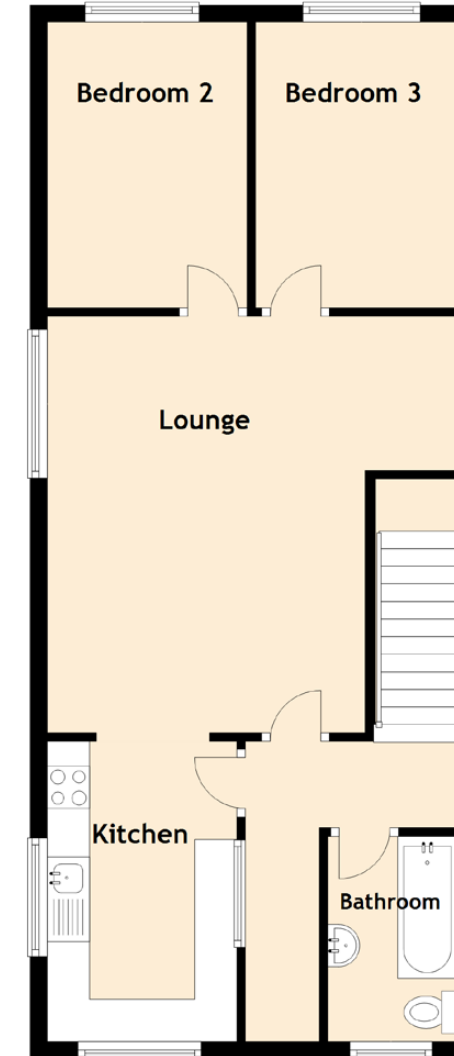
Externally there is a garden to the front.

The is a charming property in a good location. Viewing is highly recommended.

“THREE BED COTTAGE IN GOOD ORDER THROUGHOUT”



SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	4.92m (16'2") x 2.00m (6'7")
Kitchen	3.55m (11'8") x 2.24m (7'4")
Bedroom 1	4.23m (13'11") x 3.90m (12'10")
Bedroom 2	3.38m (11'1") x 2.36m (7'9")
Bedroom 3	3.38m (11'1") x 2.38m (7'10")
Bathroom	2.72m (8'11") x 1.66m (5'5")

Gross internal floor area (m²): 83m² | EPC Rating: F





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