



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

**268 Viewfield Road**  
TARBRA, WEST CALDER, WEST LOTHIAN, EH55 8XF



# LOCATION

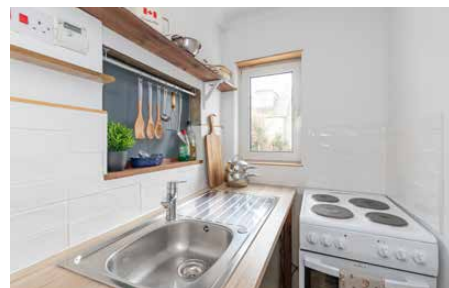
Tarbrax is a small village in the Parish of Carnwath, County of South Lanarkshire, Scotland. It is at the end of a road off the A70 road between Edinburgh and Carnwath. Tarbrax is 1000 feet above sea level on the edge of the Pentland Hills. Nearby villages include Auchengray and Woolfords. The nearest 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.







## 268 VIEWFIELD ROAD

McEwan Fraser Legal is delighted to present this lovely three bedroom mid terraced cottage to the market. The property has been extensively upgraded by the current owners and is presented to the market in excellent internal order.

The property is entered through a recently renewed sunroom which is a traditional extension in the area. On entering the property itself you find your self in a modern well equipped kitchen with contemporary base and wall mounted units including integrated fridge and freezer. The bathroom is located off the kitchen and boasts a contemporary feel. Partially tiled, there is a three piece suite with shower over bath. Moving into the house, the accommodation is focused towards a gorgeous reception room which is focused towards a feature fireplace. There is ample floor space for a brace of sofas and a dining table. The ground floor is completed by two bedrooms. Climbing the stairs, there is a further generous double bedroom.

For extra warmth and comfort, the property boasts double glazing and central heating.

Externally, there is a well presented garden and parking.





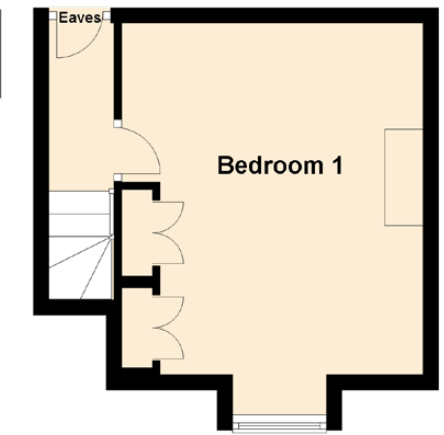
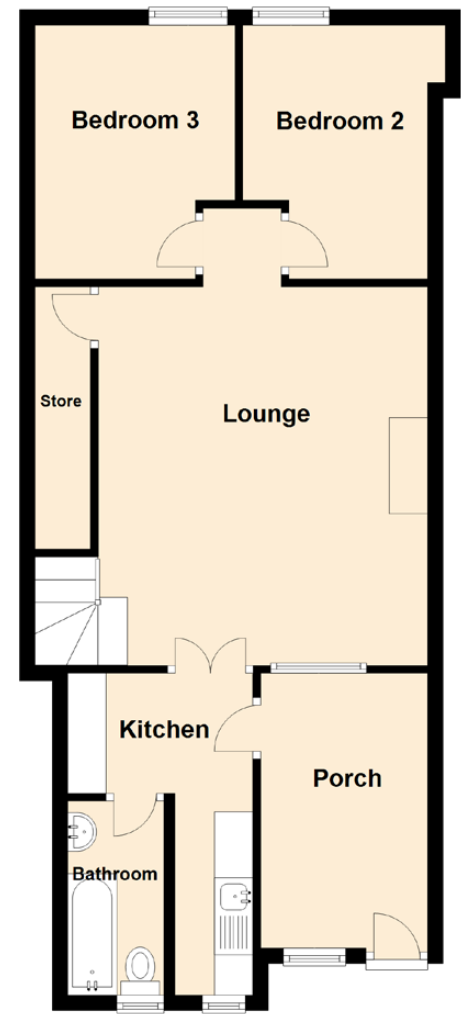
# SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Porch	3.57m (11'9") x 2.17m (7'1")
Lounge	4.92m (16'2") x 4.05m (13'3")
Kitchen	3.76m (12'4") x 2.72m (8'11")
Bedroom 1	4.25m (13'11") x 3.91m (12'10")
Bedroom 2	3.30m (10'10") x 2.40m (7'10")
Bedroom 3	3.30m (10'10") x 2.40m (7'10")
Bathroom	2.44m (8') x 1.36m (4'6")

Gross internal floor area (m<sup>2</sup>): 71m<sup>2</sup>

EPC Rating: F





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Text and description  
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