



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

**Forthview**

TARBRAK ROAD, TARBRAK, WEST CALDER, EH55 8XA

# THE LOCATION

TARBRAX ROAD, TARBRAX, WEST CALDER, EH55 8XA

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.



View from the Property

# FORTHVIEW

TARBRAK ROAD, TARBRAK, WEST CALDER, EH55 8XA

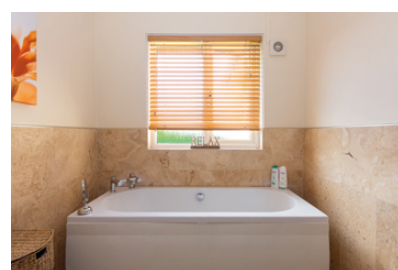
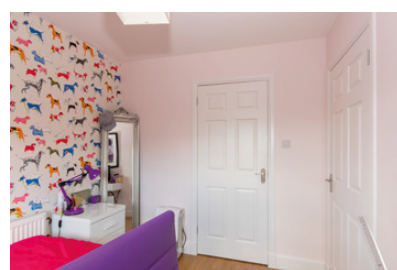
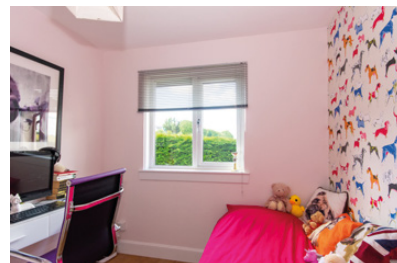
McEwan Fraser Legal is delighted to present this beautiful four bedroom detached bungalow to the market. Set back from the road in the sought after village of Tarbrax, the property sits on a generous plot with panoramic views across the surrounding countryside and is presented to the market in superb internal order. Spacious and bright internally, the property enjoys excellent proportions and flexible living space. The high quality fit and finish throughout is a credit to the current owners and internal viewing is a must to fully appreciate both the situation and the internal quality of what is on offer.

On entering the property, a handy vestibule opens into find a wide welcoming hallway which gives access to all principal apartments and includes integrated storage. Immediately to your right, you will find the main lounge. A genuinely spacious room, the chic modern décor is complemented by a modern wood burning stove and floods of natural light from a bay window overlooking the Pentland hills. Moving further along the hall you find the spacious dining kitchen. The kitchen itself boasts a fantastic range of base and wall mounted units which provide huge prep and storage space. An island unit doubles as a handy breakfast bar and there is ample floor space for a large dining table or further seating. Induction hob, grill and oven are integrated while space is provided for an American style fridge freezer and a wine fridge. An attached utility room gives further storage and space for washing machine and tumble dryer. Doors from the dining are open onto a wide deck which overlooks the garden and surrounding countryside.

Moving further along the hall you find four well-proportioned bedrooms. The master and second bedrooms boast contemporary en-suite shower rooms also ample floor space for a full range of free-standing furniture. The third and fourth bedrooms include integrated storage. Internal accommodation is completed by a modern family bathroom which boasts partial tiling and a three-piece white suite.

There is LPG central heating and double glazing throughout and externally there are large well-maintained gardens, a large driveway which capable of accommodating several vehicles and a detached double garage. The rear garden also includes a fantastic BBQ hut which will be included within the sale. To the end of landscaped gardens, a small paddock will also be included within the sale.





# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

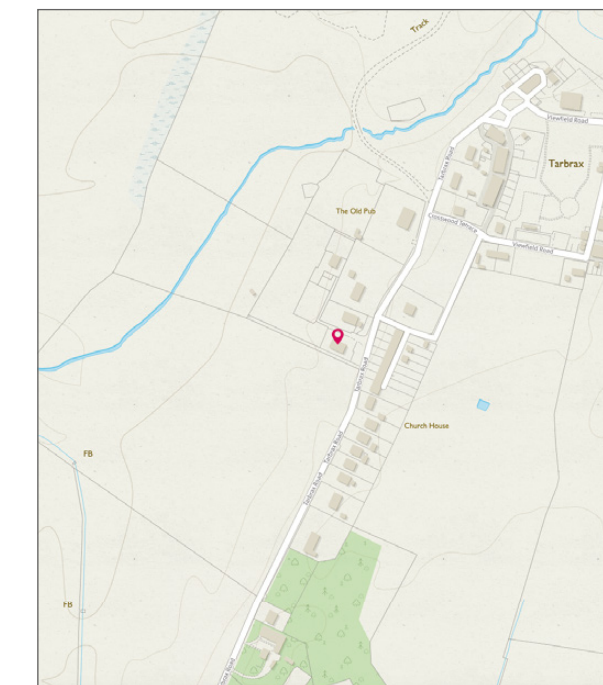
“... SPACIOUS AND BRIGHT INTERNALLY, THE PROPERTY ENJOYS EXCELLENT PROPORTIONS AND FLEXIBLE LIVING SPACE ...”



Approximate Dimensions (Taken from the widest point)

Lounge	5.85m (19'2") x 4.50m (14'9")
Kitchen	7.74m (25'5") x 4.07m (13'4")
Family Dining/Room	4.07m (13'4") x 3.35m (11')
Utility	2.30m (7'7") x 1.75m (5'9")
Bedroom 1	3.96m (13') x 3.10m (10'2")
En-suite	1.80m (5'11") x 1.20m (3'11")
Bedroom 2	3.10m (10'2") x 3.00m (9'10")
En-suite	1.90m (6'3") x 1.30m (4'3")
Bedroom 3	3.18m (10'5") x 3.00m (9'10")
Bedroom 4	3.00m (9'10") x 2.49m (8'2")
Bathroom	3.00m (9'10") x 2.06m (6'9")

Gross internal floor area (m<sup>2</sup>): 157m<sup>2</sup> | EPC Rating: E





BBQ Hut



BBQ Hut Internal



Paddock

**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 0131 524 9797  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

Part  
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Available

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Text and description  
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Surveyor



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**HAYLEY MATEAR**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer