



Spring Garden Cottage

Union Street

West Calder EH55 8DB

Offers Over £289,000

**Caesar & Howie**  
*Solicitors & Estate Agents*



## Spring garden Cottage

**EH55 8DB**

Early viewing is a must of this charming and deceptively spacious detached traditional stone cottage, which has undergone major modernisation and improvement works over recent years and will provide an excellent family home. It is set within the heart of the town centre, yet enjoys an attractive quiet setting and large enclosed gardens with sunny position. All rooms are well proportioned, fittings modern throughout and it is ideally placed for most amenities, shops, schools, rail station and public transport.

- **Entrance hall**
- **Lounge**
- **Spacious fitted kitchen/dining**
- **Three bedrooms (one en-suite)**
- **Modern bathroom**
- **Attic space**
- **GCH & DG**
- **Converted garage/store/office**
- **Enclosed rear garden**
- **Driveway**
- **Close to shops, amenities, schools etc**
- **Council Tax Band D**



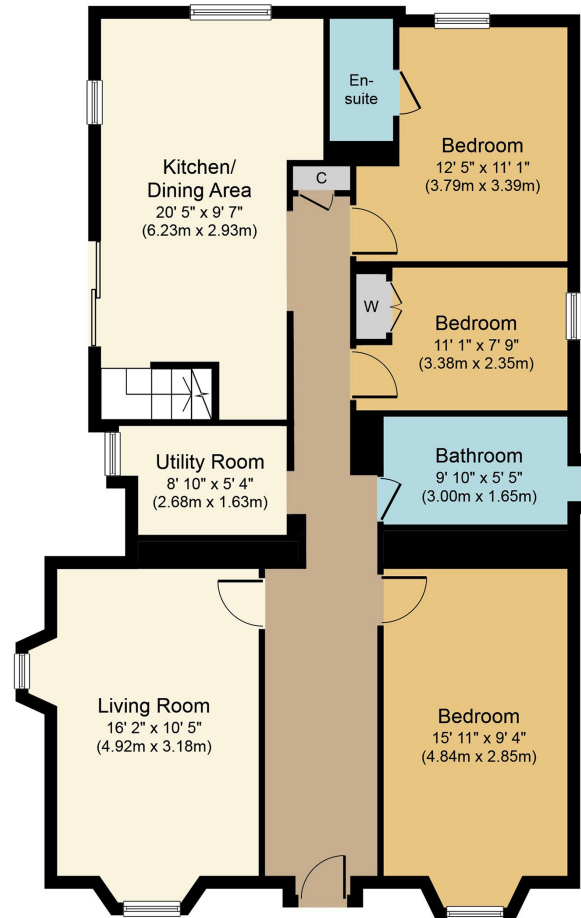
**Spring Garden Cottage**

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [kma@caesar-howie.co.uk](mailto:kma@caesar-howie.co.uk)

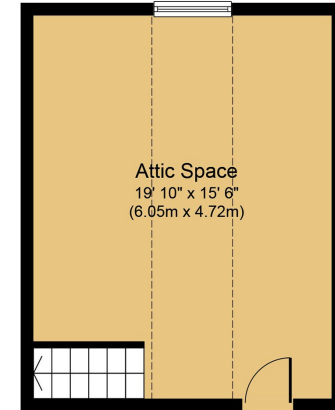


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**Ground Floor**



**Attic Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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