



Plot 1 Longford Croft West, West Calder

In Excess of £225,000



## Exceptional Plot of Land for Your Dream Home in West Calder Build Your Ideal Family Home on This Unique 0.47-Acre Site

Carol Lawton and RE/MAX Property are thrilled to present this outstanding plot of land in the sought-after town of West Calder. Spanning 0.47 acres, this site offers a rare opportunity to construct your perfect family home in a highly desirable location.

Outline planning permission has been granted to build a main residential dwelling, plus a subsidiary residential dwelling and a garage or outbuilding on each plot. This includes a main residential dwelling with up to a 250m<sup>2</sup> footprint, a subsidiary residential dwelling with up to a 100m<sup>2</sup> footprint, and a garage or outbuilding with up to a 125m<sup>2</sup> footprint. The outline planning permission includes a design guide to help you create a unique and bespoke design tailored to your needs.

The plot is well-serviced, with electricity available just outside the plot, water available within the plot, and BT ducting already installed within the plot, ready for a phone line installation when required. Additionally, the vendor will install a treatment plant for foul drainage upon sale, with the drainage outlet already in place.

Imagine living in a spacious property tailored to your family's needs, with ample space for comfortable living and entertaining. This plot provides the perfect foundation to bring your vision to life in a community known for its charm and convenience.

Don't miss out on this unique opportunity to build your dream home in West Calder.

**To arrange a site visit please call Carol Lawton on 07889 352130.**

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

This plot is set in a semi-rural tranquil location and is ideally situated for commuters with the nearby train station providing a regular service direct to Edinburgh and Glasgow as well as being within easy access to the M8 and A71. The neighbouring town of West Calder offers restaurants, pubs, local shopping, doctors, dental surgery, financial and professional services and the Five Sisters Zoo. The larger towns of Livingston and Bathgate are both a short drive. Approximately 7 miles away lies the town of Livingston which offers a designer outlet, a shopping centre, supermarkets, multi-screen cinema, leisure facilities, bars, restaurants and professional services.





## RE/MAX Property

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.