





Semi-Rural 2 Bedroom Cottage!

Niall McCabe & RE/MAX Property are delighted to introduce this enchanting semi-rural cottage, nestled in the serene and sought-after setting of Woolfords. This exquisite home boasts elegant interiors, generous proportions, and beautifully secluded gardens – an idyllic countryside escape. The accommodation features a formal lounge, bespoke farmhouse kitchen, two spacious double bedrooms, and a luxurious four-piece family bathroom.

Woolfords is set a mere 2 miles away from the main village of West Calder, which has a great selection of shops and local services, as well as nurseries, Primary and Secondary schools. The area is also well served by bus services, lies minutes away from the M8 motorway network and has its own railway station, it is also within close proximity to the gorgeous Cobbinshaw Reservoir.

The home report can be downloaded from our website.

Please Note; some images have been virtually staged for marketing purposes.

Council Tax Band: B

Tenure: Freehold Property

Factor: N/A

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.

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

Lounge

17' 5" x 16' 1" (5.32m x 4.91m)

A beautifully bright lounge featuring fresh carpeting, a charming feature fireplace, soaring high ceilings, and generous floorspace – the perfect blend of comfort and elegance.

Kitchen

12' 0" x 8' 7" (3.67m x 2.62m)

A charming farmhouse kitchen offering ample workspace, room for all appliances, and picturesque views over the surrounding countryside – practical, peaceful, and full of character.

Bedroom 1

17' 5" x 12' 9" (5.30m x 3.89m)

A generous double bedroom with fresh carpeting and breathtaking, open views – a serene and spacious retreat.

Bedroom 2

11' 1" x 9' 10" (3.38m x 2.99m)

A spacious and versatile double room, ideal as a bedroom, dining room, or home office – adaptable to suit your lifestyle needs.

Family Bathroom

12' 9" x 5' 11" (3.88m x 1.81m)

An elegant four-piece family bathroom with tasteful neutral tiling and a glazed window that floods the space with natural light.

Exterior

Externally, the property is accompanied by a private garden area – ideal for relaxing with loved ones throughout the summer months. It is private, peaceful and enjoys wonderful views over the surrounding countryside.



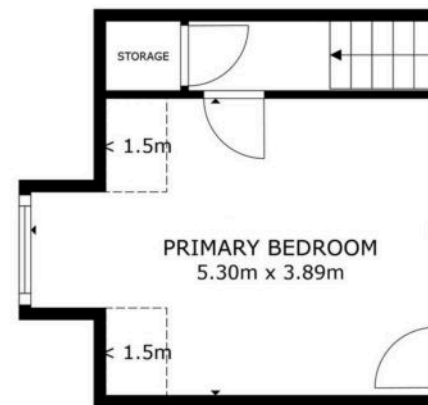


FLOOR 1



GROSS INTERNAL AREA
FLOOR 1 52.2 m² FLOOR 2 20.8 m²
EXCLUDED AREAS : REDUCED HEADROOM 1.9 m²
TOTAL : 73.0 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1 52.2 m² FLOOR 2 20.8 m²
EXCLUDED AREAS : REDUCED HEADROOM 1.9 m²
TOTAL : 73.0 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

Niall McCabe – Remax Property, Remax House – EH54 6TS

07940 230896 • nmccabe@remax-scotland.homes • www.remax-livingston.net



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.