

27 Cuthill Brae

WILLOW WOOD RESIDENTIAL PARK, WEST CALDER, WEST LOTHIAN, EH55 8QE



*TWO BEDROOM PARK HOME
FOR THE OVER 55'S*



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McEwan Fraser Legal is delighted to present 27 Cuthill Brae, a deceptively spacious two-bedroom property in the sought-after Willow Wood Residential Park just outside Stoneyburn. The property occupies a corner plot with a driveway and a wrap-around garden. Internally, the property is neutrally finished and well-maintained. There is plenty of scope to upgrade the property to individual tastes.



The accommodation is centred around a dual-aspect living room which is naturally bright and has plenty of space for a variety of furniture arrangements. Giving the new owner plenty of flexibility to create their ideal entertaining space. Double doors from the living room open into a dining kitchen that has a full range of base and wall-mounted units that offer excellent prep and storage space. A utility room gives further storage and space for free-standing appliances.









Bedroom one is a large double with integrated wardrobes and an en-suite shower room. Bedroom two is a further double bedroom that also has integrated wardrobes. The accommodation is completed by the main bathroom which boasts a white suite, partial tiling, and a window for natural light and extra ventilation.

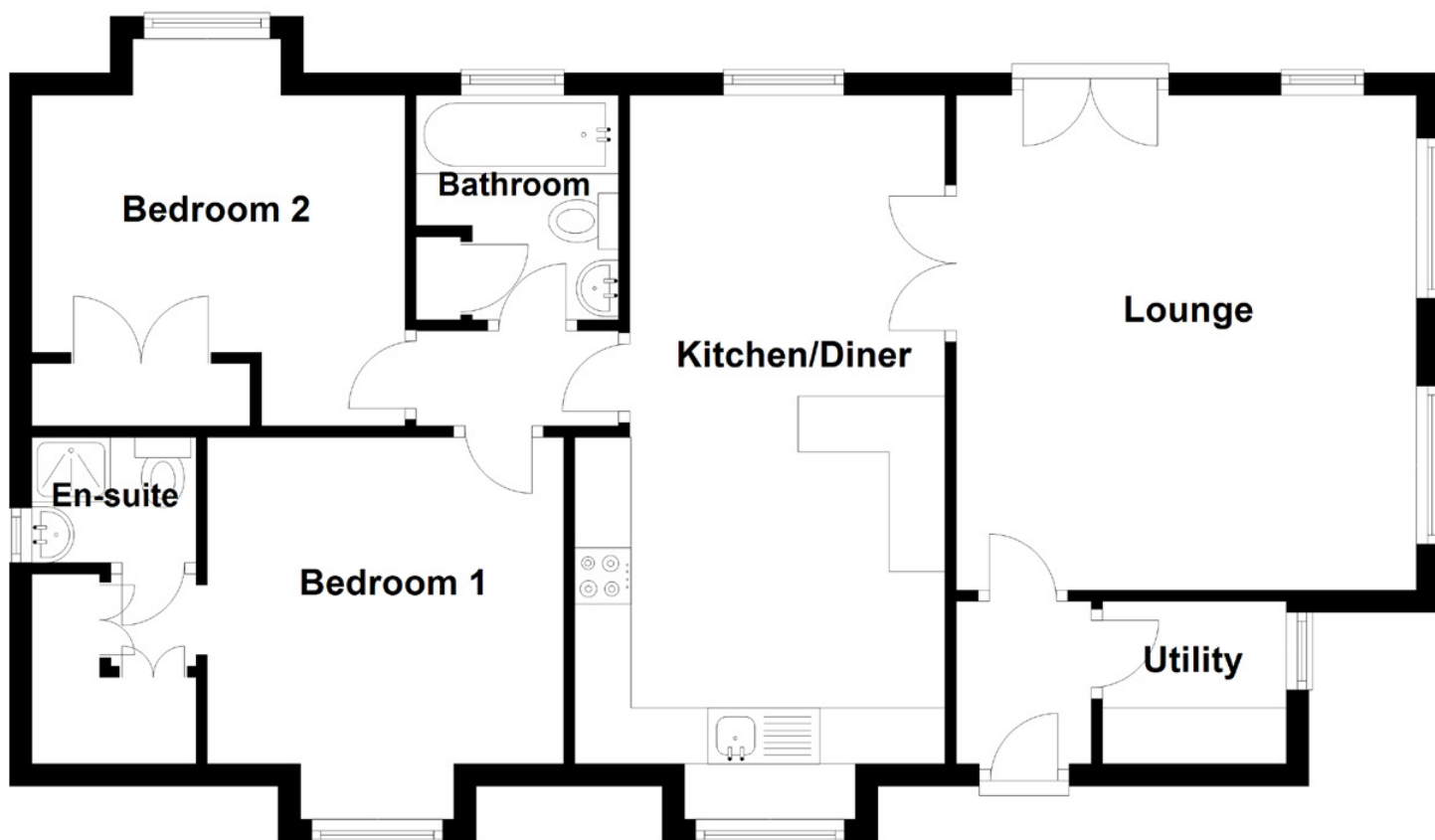




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.41m (14'6") x 4.11m (13'6")
Kitchen/Diner	5.96m (19'7") x 3.09m (10'1")
Bedroom 1	3.18m (10'5") x 2.91m (9'7")
Bedroom 2	3.11m (10'3") x 2.89m (9'6")
Bathroom	2.00m (6'7") x 1.81m (5'11")
En-suite	1.46m (4'10") x 1.12m (3'8")
Utility	1.64m (5'5") x 1.45m (4'9")

Gross internal floor area (m²): 74m²



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

Over 55's are eligible for purchase.

The Park Home sits on a low maintenance pitch for which there is a monthly fee and there are park rules as set out by the owner Wyldecrest Parks. This is an over 55's park and forms a superb community around its residents.

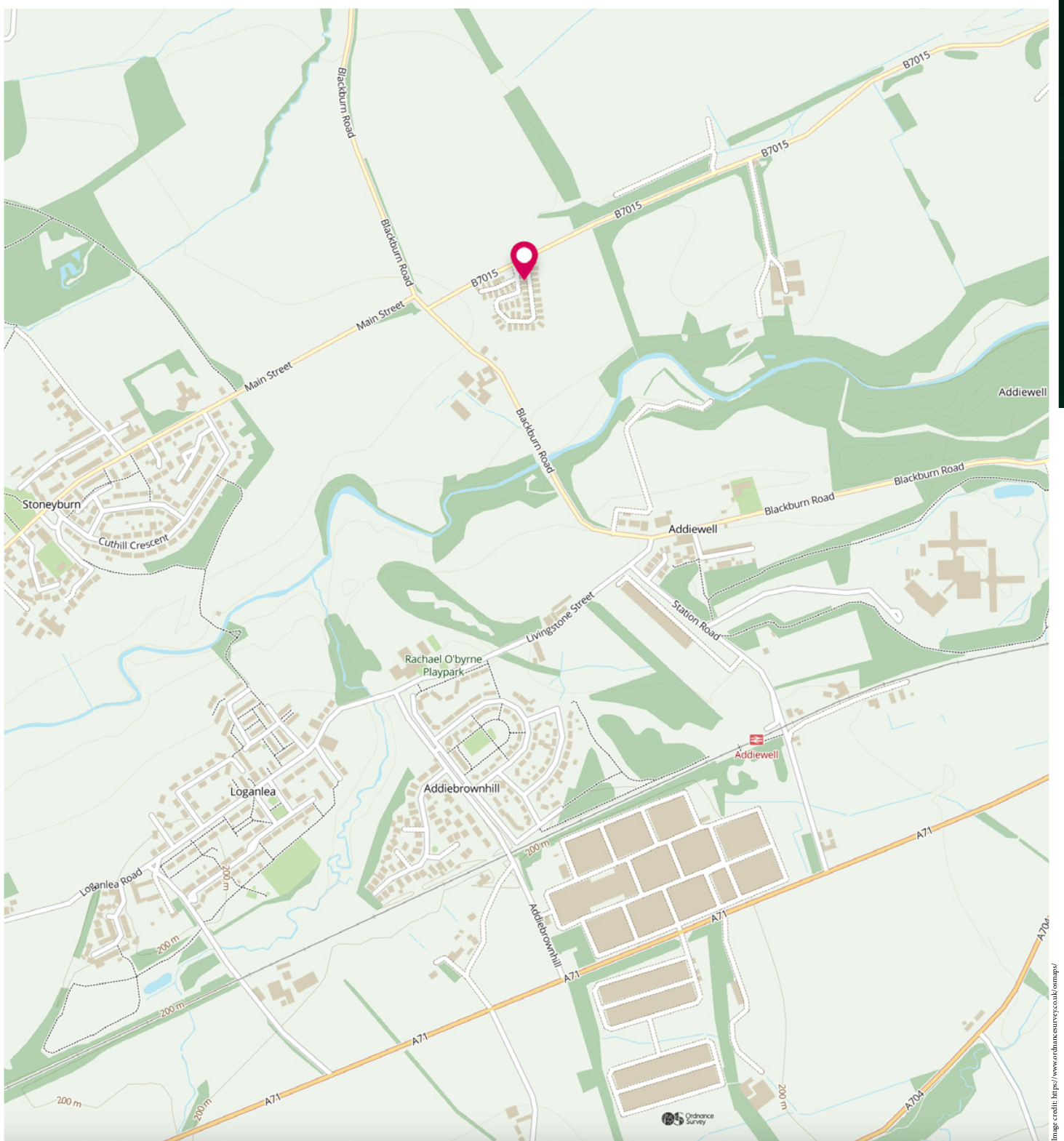
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Willow Wood Residential Park is a quiet community that has become exceedingly popular with those who are aged 50 or over. Nestled within a picturesque and tranquil park, the development is close to Stoneyburn and West Calder. Stoneyburn boasts a Post Office, pharmacy, and convenience shops. There is a frequent bus service from nearby Stoneyburn Crossroads which will take you to Livingston and Edinburgh, going via West Calder which can be reached in approximately ten minutes. West Calder itself is a popular West Lothian town which has a Medical Center and a good range of shops. There is a good train service from Addiewell to Edinburgh Waverley and Glasgow Central.

Nearby Livingston has excellent shopping. The Almondvale Shopping Centre provides every possible facility, amenity, and service, along with the widest possible choice of shopping, all within an almost totally enclosed shopping precinct. There are golf courses at Harburn, Deer Park, and Dalmahoy (which also has a spa and gym). Equestrian centers, fishing, hunting, and hill walking are all available nearby.

The Location



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