



27 Moorelands,
Addiewell, West Calder
EH55 8HU
Offers over £99,000

Caesar & Howie
Solicitors & Estate Agents



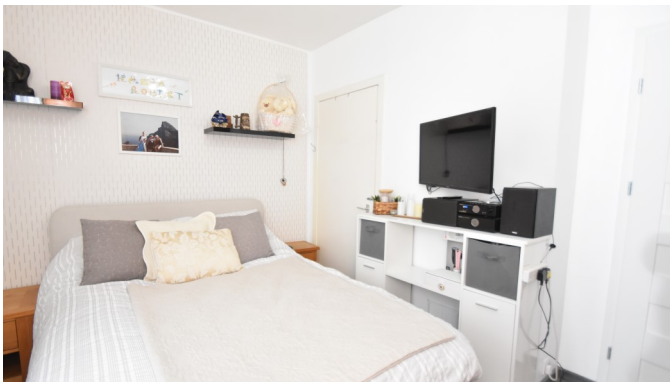
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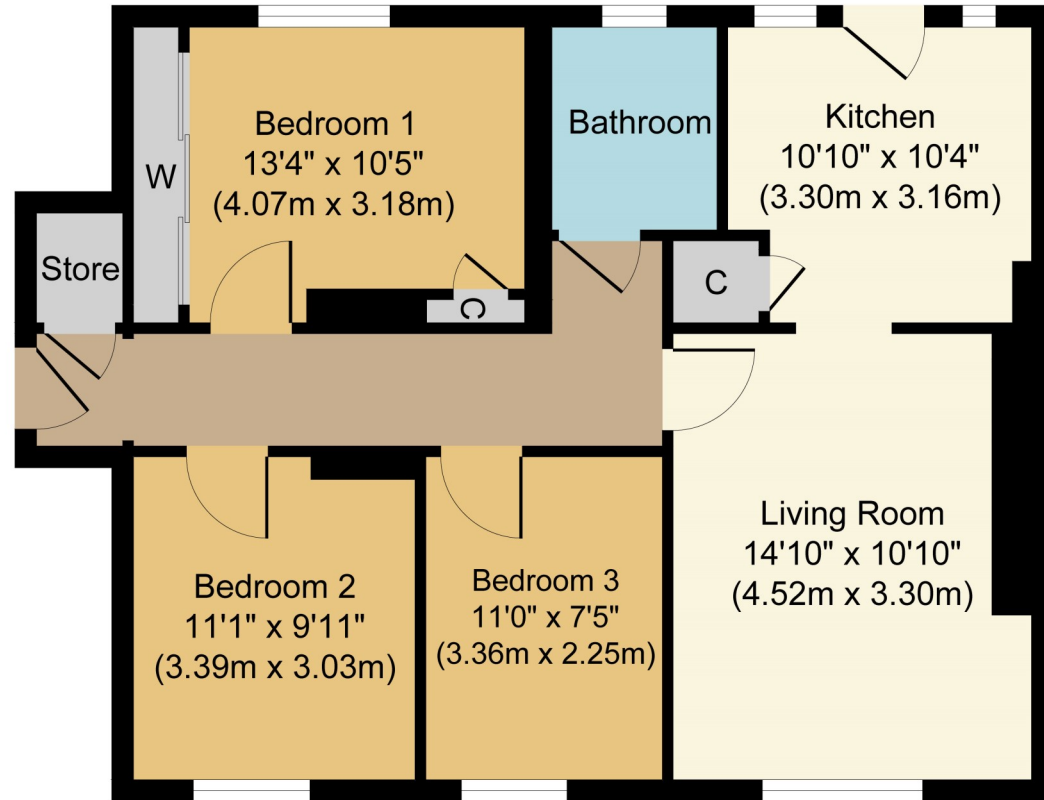
A superb first time buy or investment property is offered from this well presented and thoroughly modernised lower flat. Situated in a sought after area and with excellent gardens and outlook. The accommodation is freshly decorated throughout and has many attractive features, well proportioned rooms, excellent storage and extras included. The location has easy access to local shops and amenities, public transport, rail station and nearby West Calder with a host of amenities and services. Early viewing recommended to avoid disappointment.

- Entrance hall/storage
- Spacious lounge
- Modern fitted kitchen
- Three well proportioned bedrooms
- Attractive modern bathroom
- Gas Central Heating
- Double Glazing
- Excellent size gardens front & rear
- On street parking
- Council Tax Band A
- Open outlooks at rear





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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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