



**Woodend Cottage, Candie Road**

**Maddiston, FK2 0BU**

**Offers Over £320,000**

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





## Woodend Cottage

Maddiston FK2 0BU

This is a rare opportunity to purchase a semi rural detached cottage, situated on a generous plot. The property boasts well proportioned accommodation throughout, ample storage and a sizeable porch to the rear, which enjoys beautiful open views. It further benefits from mature gardens, a detached garage and ample parking. It is ideally located within easy reach of local amenities, schooling at all levels, and excellent road links to both Edinburgh and Glasgow make it ideal for the commuter. Early viewing is highly recommended to fully appreciate this property and it's position. Early/flexible entry is available with no onward buying chain involved.

- **Entrance hallway**
- **Spacious lounge**
- **Open plan kitchen/dining**
- **Three bedrooms & shower room**
- **Porch**
- **Large garden, garage and driveway**
- **DG & oil fired heating**
- **Council Tax Band: D**
- **Energy Efficiency Rating: F**

Extras: All floor coverings, blinds, curtains and light fittings.

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

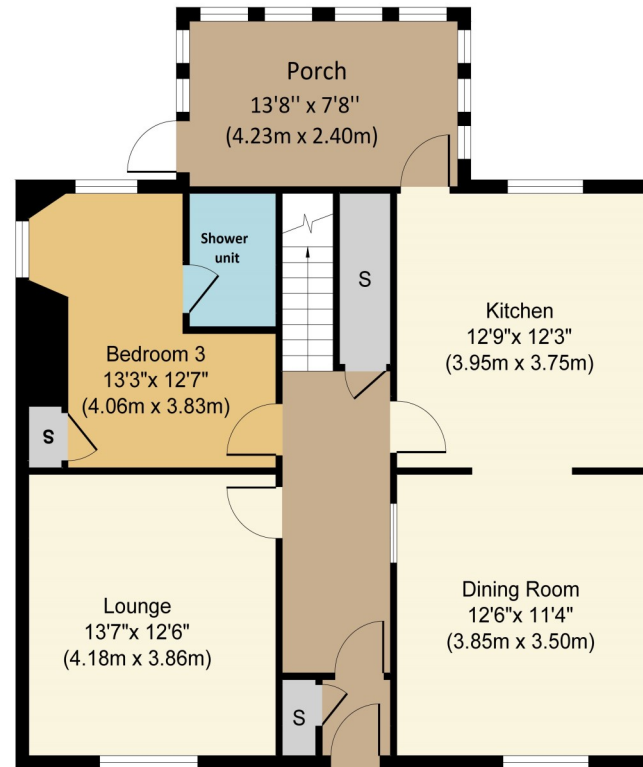




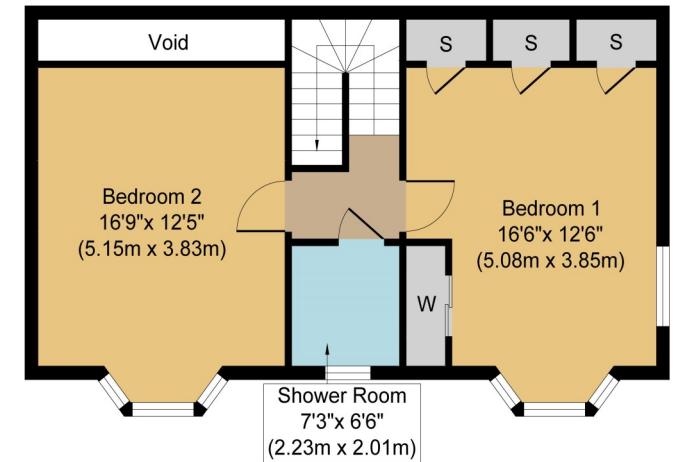
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**Ground Floor**



**First 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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