



58 Moorelands Gardens,
Addiewell, West Calder
EH55 8JB
Offers Over £110,000

Caesar & Howie
Solicitors & Estate Agents



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Addiewell West Calder EH55 8JB

Spacious and popular style semi detached villa, attractively priced and with excellent potential for modernisation and upgrading. Will provide an ideal family home in well established area within the village. All rooms are well proportioned and there are sizable gardens to front and rear. Schools, public transport, local amenities and rail station are all within easy reach. Early/flexible entry is available. Chain free.

- Entrance hall
- Lounge/dining
- Kitchen
- Rear hall/storage
- Three bedrooms
- Shower room
- GCH & DG
- Gardens & drive
- Council Tax Band B
- Floor area 94 m2 approx.

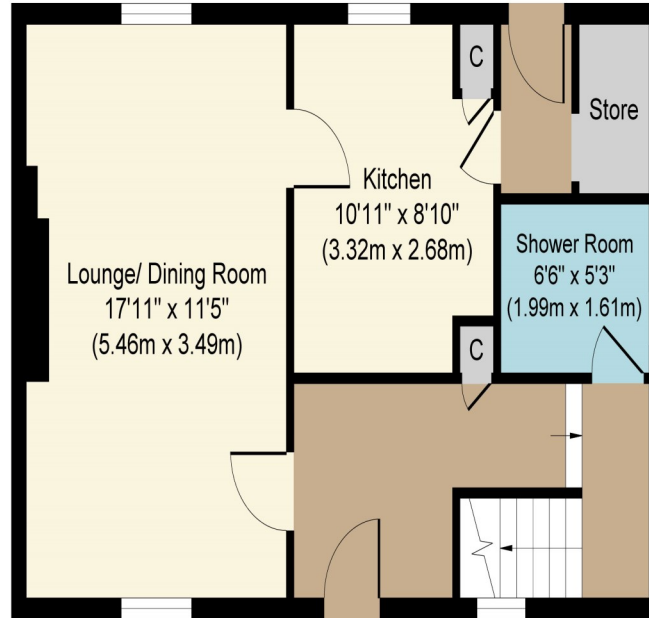


Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email mam@caesar-howie.co.uk

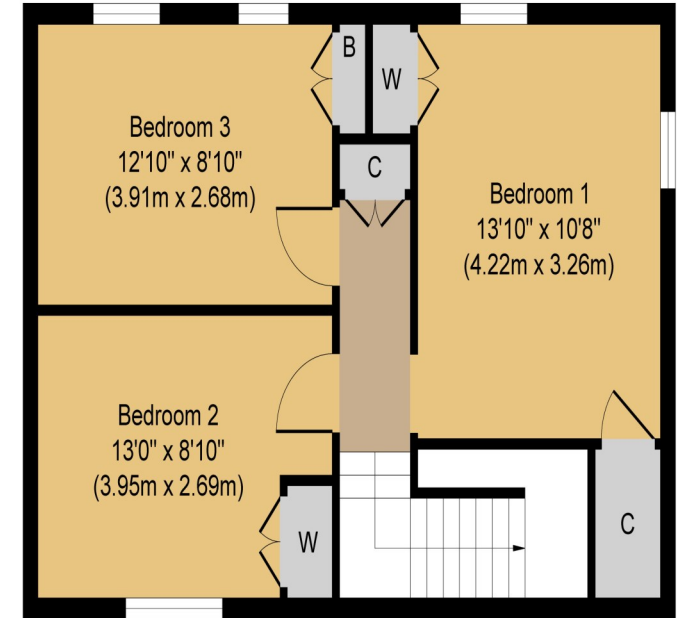


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Ground Floor



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.