







## 263 Viewfield Road, Tarbrax

Nestled within the peaceful rural hamlet of Tarbrax and surrounded by open countryside, this charming home offers generous and flexible accommodation in a wonderfully scenic setting, perfect for those seeking a quieter pace of life while remaining within easy reach of West Calder and surrounding areas.

As you enter, you're welcomed by a fantastic porch area, the perfect space to separate indoors from outdoors. This leads you into the characterful kitchen finished with wooden cabinetry, vinyl flooring creating a cosy and practical heart of the home.

From the kitchen, the property flows naturally into an exceptionally spacious lounge. This impressive living space is neutrally finished with crisp white walls and plush grey carpeting and is centred around a log burning fire which adds both warmth and character to the property. To the rear of the lounge lies the entrance to a generous double bedroom, benefitting from built-in storage and a large window filling the room with natural light. High ceilings throughout the property add to the sense of space and character.

Carpeted stairs rise from the lounge to the upper level, where a bright and spacious landing is filled with natural light from a south facing skylight. The modern family bathroom is located at the top of the stairs and is finished in calming grey and neutral tones, featuring a shower, WC and wash hand basin, complemented by sleek marble effect wet walling offering a stylish and low maintenance environment.

The upper floor also hosts two further bedrooms. A well sized third bedroom sits centrally off the hallway, comfortably accommodating a small double bed and additional furnishings. The main bedroom, positioned at the end of the hall, is a generous space with built-in storage and ample room for a king size bed and further furniture. Soft grey carpeting flows throughout the upper level, creating a cohesive and comfortable finish.





Externally, the property enjoys a versatile front outdoor space, currently used as a driveway but equally suited as a private garden area. South facing and enjoying excellent sunlight, this space makes the most of the property's countryside surroundings and far-reaching rural views.

Set within the close knit and tranquil community of Tarbrax, this home offers the best of rural living with scenic surroundings, peaceful streets and a strong sense of village life, all while remaining conveniently connected to nearby towns.

Nestled in the peaceful rural village of Tarbrax, Crosswood Terrace offers a tranquil setting surrounded by open countryside, yet remains within easy reach of nearby towns and transport links. The village has a strong sense of community, with local amenities and a village hall providing space for events and activities. With scenic views, quiet streets, and charming historic surroundings, this location is perfect for those seeking a serene lifestyle while staying connected to the wider South Lanarkshire area.

This is a fantastic opportunity to secure a spacious and characterful home in a quiet countryside setting, offering flexibility, comfort and a truly peaceful lifestyle.

Home Report Value: £90,000

Approx: 85 m2/ 914.93

Council Tax Band: B

EPC rating: E



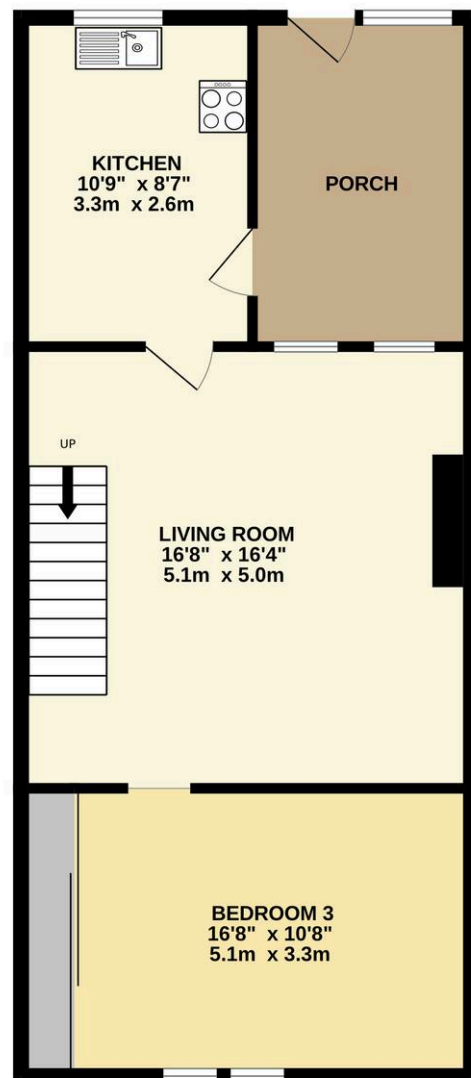
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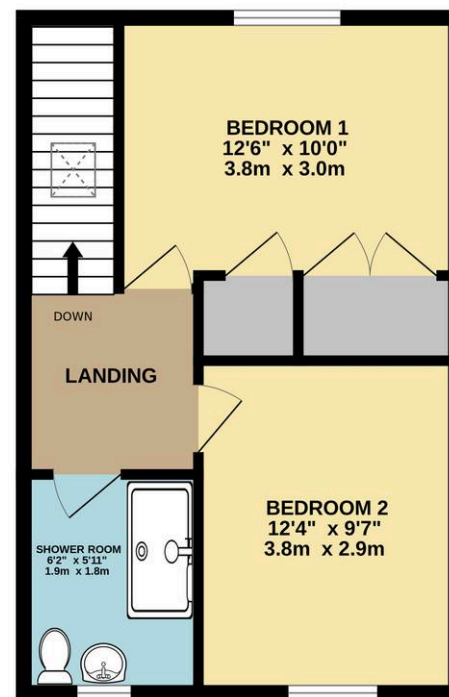




GROUND FLOOR



1ST FLOOR



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