

64 Hillview Place

BROXBURN, EH52 5SA



Two bedroom mid-terraced house in need of internal upgrading, boasts private front and rear gardens



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McEwan Fraser is delighted to present this two-bedroom, mid-terrace house which is offered to the market chain free. The property boasts private front and rear gardens, gas central heating, double glazing and excellent living space. A well-loved family home for many years, the property now requires a degree of upgrading making this an ideal opportunity for an investor or first-time buyer who is keen to make their own mark on their new home.

THE LIVING ROOM



Accommodation is focused on a large living room which boasts excellent levels of natural light and enjoys ample floor space for a variety of different furniture configurations. This will give a new owner plenty of flexibility to create their ideal entertaining space

THE KITCHEN



The kitchen and dining area run the full width of the property and overlook the rear garden.





Upstairs, there are two genuine double bedrooms, a bathroom, integrated storage and access to a large loft space.

THE BATHROOM



BEDROOM 1



BEDROOM 2



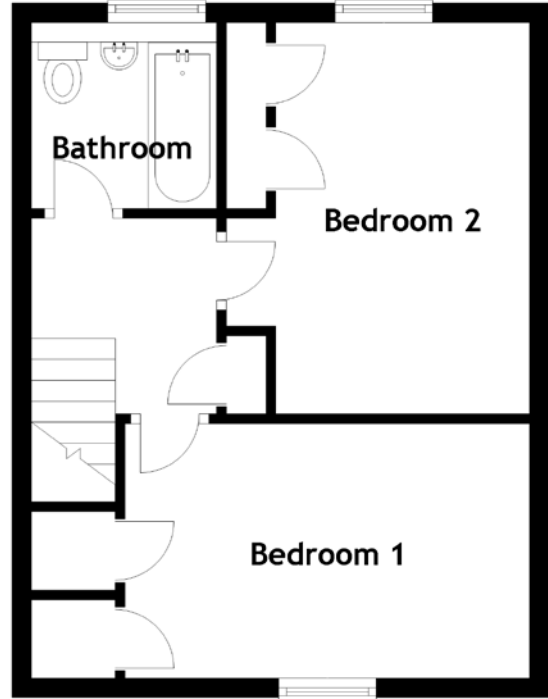
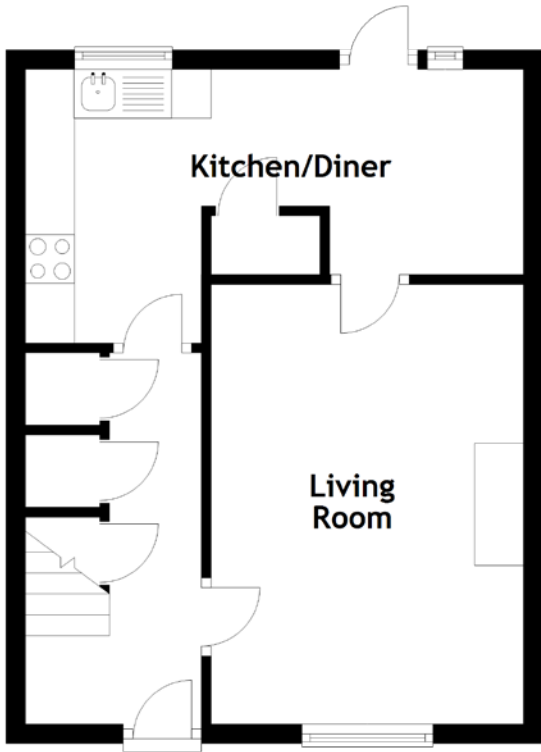
Externally, the front garden is enclosed behind a wooden fence and is partially paved with mature bedding areas.

The rear garden is also paved for ease of maintenance.

EXTERIORS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room 4.50m (14'9") x 3.20m (10'6")
 Kitchen/Diner 5.10m (16'9") x 2.10m (6'11")
 Bedroom 1 4.10m (13'5") x 2.60m (8'6")

Bedroom 2 4.00m (13'1") x 3.10m (10'2")
 Bathroom 1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m²): 69m²
 EPC Rating: C



THE LOCATION

Broxburn is a thriving town situated on the Eastern fringe of West Lothian. The traditional town centre offers an impressive array of shops, bars and restaurants with a wider range of amenities available in the nearby towns of Livingston and Bathgate.





Within the town there is a library, swimming pool, and sports centre and the picturesque Almondell Country Park is a short drive away. The town has a good range of schools from nursery to senior level and West Lothian College of Further Education is located in nearby Livingston. Ideally situated for the commuter, nearby Uphall Station provides a regular rail link to both Edinburgh and Glasgow and the nearby M8 and M9 motorways provide road access to most parts of Central Scotland.



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