




McEwan Fraser Legal

Solicitors & Estate Agents

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55 Station Road

BROXBURN, WEST LOTHIAN, EH52 5QU



BROXBURN

Broxburn is ideally situated just twelve miles west of Edinburgh, with the A8 running directly into the city and the local train station in Uphall delivering a frequent and timely service to both Edinburgh and Glasgow. This makes this location ideal for the commuter.

Broxburn offers a wealth of local shopping facilities, schooling and leisure activities, including golf courses at Ratho, Uphall and the Dalmahoy. There is a library, a number of clubs and societies and beautiful walks through Almondell Country Park. Edinburgh International Climbing Arena is also a short drive away. A little further afield, Livingston (four miles approximately) has an excellent shopping centre, including a designer outlet, multiplex cinema, theatre, leisure pool, football stadium and numerous sports centres.



55 STATION ROAD

Stunning three double bedroom detached villa with all primary accommodation on the ground floor.

McEwan Fraser is delighted to present this fantastic three double bedroom detached chalet style house to the market. Ideal for a family or for someone considering downsizing. The primary accommodation, including the en-suite master bedroom, covers the spacious ground floor and there are two additional double bedrooms and a shower room upstairs. Internally, the property is in true walk-in condition and also benefits from gas central heating, double glazing, low maintenance rear garden and a double driveway. This a unique property and internal viewing is highly recommended.

Internally, the accommodation is focused towards a beautiful dual aspect living room which overlooks the rear gardens. Bright and spacious, the room is focused towards a striking feature fire place and enjoys plenty of space for a broad range of free standing furniture. A large dining kitchen sits immediately adjacent to the living room. Comprised of a beautiful range of high gloss base and wall mounted units, there plenty of prep and storage space for the aspiring chef. Most appliances are integrated and space is provided for an america style fridge freezer. A separate utility room provides additional storage and laundry facilities. A patio door from the kitchen opens onto the rear patio and gardens. Ground floor accommodation is completed by a generous master suite. The bedroom itself is a spacious double with space for a larger style frame bed and additional free standing storage. A generous walk-in wardrobe leads through into a beautiful en-suite bathroom. The en-suite included a double shower and contemporary free standing bath.

Climbing the stairs, the first floor landing gives access to two further generous double bedrooms and a modern shower room.

Externally, the property sits back from the road behind a monoblocked driveway which can happily take three cars if needed. The generous rear garden is ultra low maintenance with large paved areas and artificial grass.

Internal viewing is an absolute must.



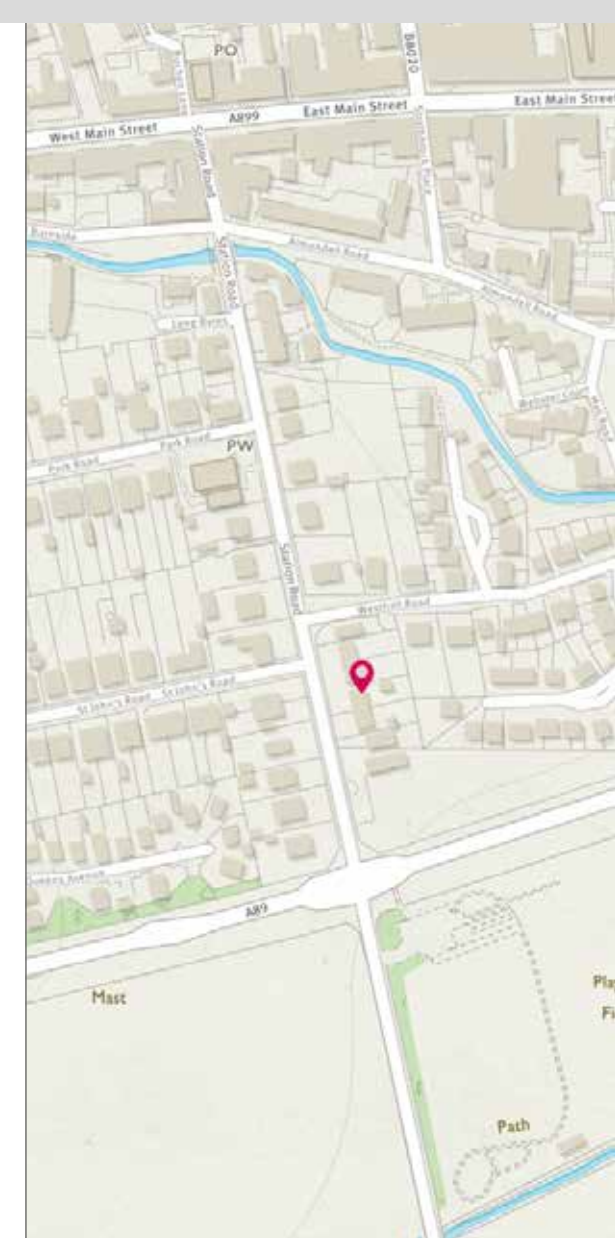
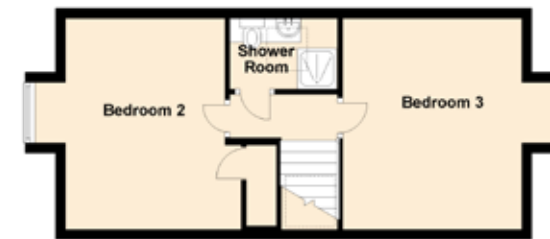


PROPERTY SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Living Room	5.40m (17'9") x 4.09m (13'5")
Kitchen	9.50m (31'2") x 3.58m (11'9")
Utility	2.37m (7'9") x 1.77m (5'10")
Bedroom 1	5.05m (16'7") x 3.17m (10'5")
En-suite	4.30m (14'1") x 2.96m (9'9")
Walk in Wardrobe	2.96m (9'9") x 2.70m (8'10")
Bedroom 2	4.17m (13'8") x 3.23m (10'7")
Bedroom 3	4.17m (13'8") x 3.63m (11'11")
WC	1.80m (5'11") x 0.98m (3'2")
Shower Room	2.18m (7'2") x 1.40m (4'7")

Gross internal floor area (m²): 145m² EPC Rating: C





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