

25 Poynters Road

BROXBURN, WEST LOTHIAN, EH52 5ED



*A SPACIOUS THREE BEDROOM FAMILY HOME
IN BROXBURN*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this three bedroom detached family home. The property is in walk-in condition having been recently built and finished with excellent quality in mind.

Inside, the property comprises of a spacious living area which also accommodates with ease a dining area and French doors to the rear landscaped gardens. A fully equipped kitchen which is bright, spacious and modern with integrated appliances, gas hob, fan oven and also provides side access to the property which leads to the private landscaped garden. On the upper level there are three well-proportioned bedrooms which have plenty of space for furniture arrangements and storage space. Bedroom three has been more recently used as an office space however, will accommodate a double as well as bedroom one and two. There are two and a half bathrooms with the half being the WC which is on the ground level accessed in the vestibule area. On the upper level there is a master bedroom en suite shower room and then the family bathroom. All of the facilities have been beautifully tiled and are very generously proportioned.

In addition to this, the property includes gas central heating, full double glazing, single garage, double driveway, plenty storage space as well as beautifully landscaped rear garden with decking area, fire pit area and outdoor lighting so that it is well lit in the evenings.











bedroom 1





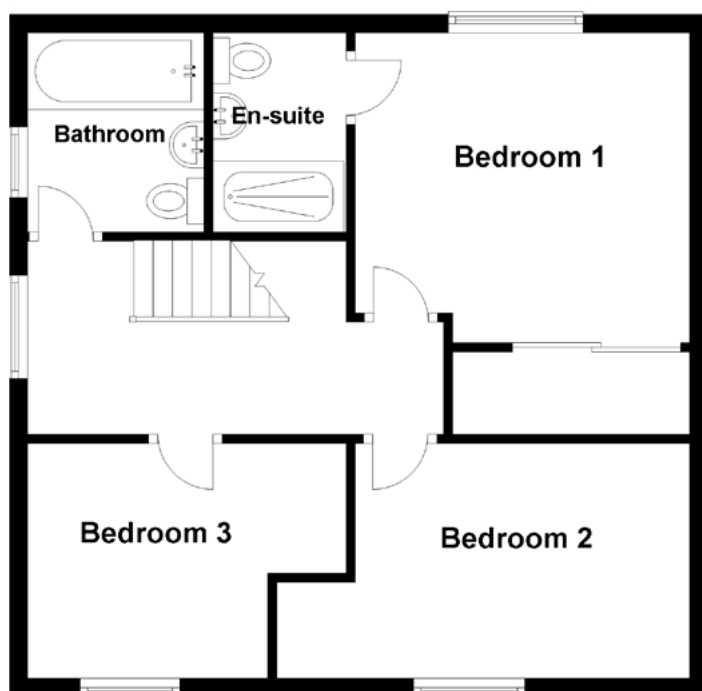
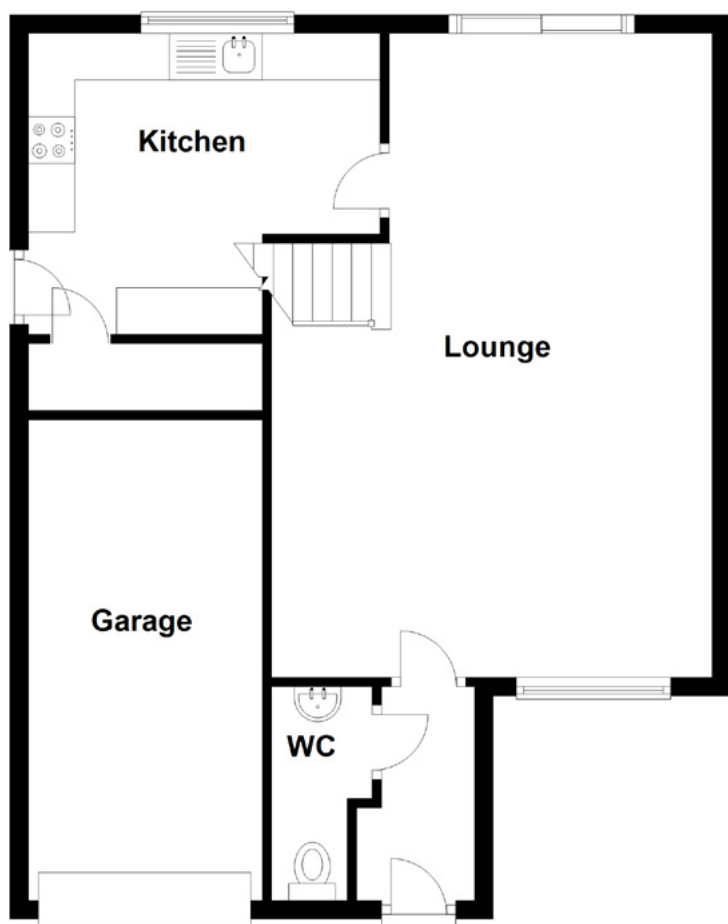
bedroom 2





bedroom 3





Approximate Dimensions
(Taken from the widest point)

| | |
|-----------|-------------------------------|
| Lounge | 6.93m (22'9") x 4.17m (13'8") |
| Kitchen | 3.78m (12'5") x 3.24m (10'7") |
| WC | 2.30m (7'7") x 1.08m (3'7") |
| Garage | 5.17m (17') x 2.42m (7'11") |
| Bedroom 1 | 3.38m (11'1") x 3.09m (10'2") |
| En-suite | 2.17m (7'1") x 1.45m (4'9") |
| Bedroom 2 | 4.50m (14'9") x 2.56m (8'5") |
| Bedroom 3 | 3.43m (11'3") x 2.56m (8'5") |
| Bathroom | 2.17m (7'1") x 1.92m (6'4") |

Gross internal floor area (m²): 101m²

EPC Rating: B



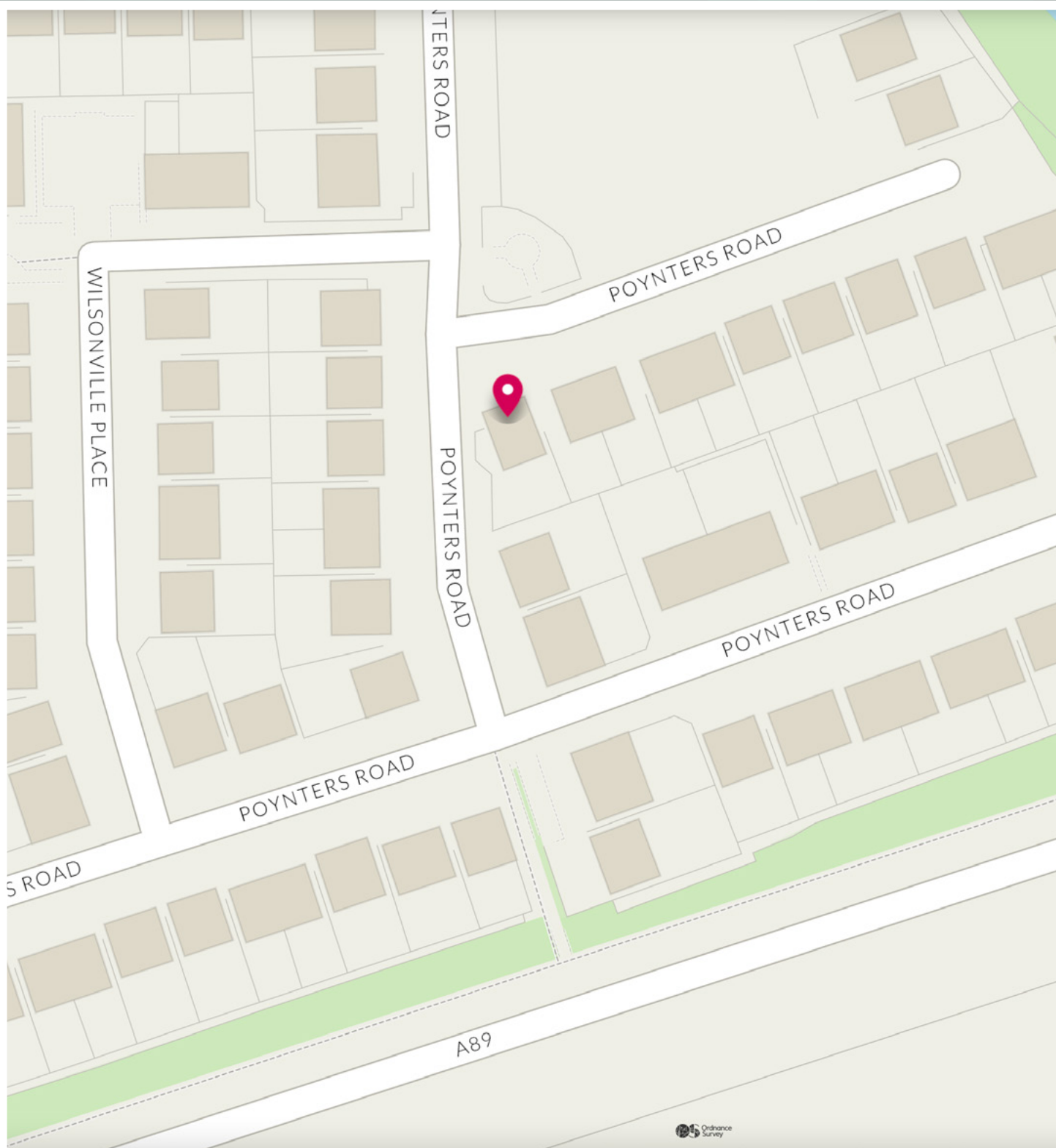




Broxburn is a popular commuter town situated approximately five miles west of the city boundary and is a busy community, well served with shopping facilities including banks, supermarkets, restaurants, chemists and Post Office services. The swimming pool and sports centre are a short walk from the property, and the library, driving range and golf courses are a five-minute drive away.

The Gyle shopping centre is a fifteen-minute drive, as are the shopping facilities in Livingston: MacArthur Glen Retail Outlet, Asda Walmart and the new Elements Shopping Centre. Near the property itself, there are lovely walks along the banks of the Union Canal, and Almondell Country Park is also a short drive away.

The centre of Edinburgh is a thirty-minute bus journey from the property. Edinburgh Airport is a ten-minute drive away. Newbridge Roundabout is minutes away, providing access to the City Bypass, the M8, M9, and Fife. There is also a rail station nearby at Uphall with direct services to Edinburgh and Glasgow.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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