




McEwan Fraser Legal

Solicitors & Estate Agents

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7 Burnvale

EAST BURNSIDE VILLAGE, BROXBURN, WEST LOTHIAN, EH52 5PA



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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. Edinburgh International Airport is a short drive away. The M8 and M9 give access to Scotland’s motorway network making 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.

McEwan Fraser Legal are delighted to bring to the open market this impressive five bedroom detached family home. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today’s modern living. Room usage can be adapted to meet individual purchasers’ needs and will comfortably provide for a larger family. The property is finished to an excellent standard throughout and although of modern design, this substantial home offers spacious apartments similar to those found in traditional builds.

In more detail, the property consists of a porch to a welcoming hallway with storage. The

bright and airy lounge allows for free standing furniture and different configurations.

The kitchen/family room is the heartbeat of the property. Floor-to-ceiling units provide ample storage, five-ring gas hob, hood, double oven, warming drawer, integrated fridge freezer, dishwasher and breakfasting bar. As well as access to the sun room. The family room can be used for a multitude of purposes big in size and the perfect place to relax with family.

The dining room is bright and airy and allows for free standing furniture, an ideal place for more formal dining.

The sunroom looks on to the fantastic garden and fields beyond, bright and spacious and gives access to the back garden.





The utility room comes with floor to ceiling units, an additional storage cupboard, space for washing machine and tumble dryer as well as access to the garage and access to the back garden.

The downstairs bathroom benefits from a walk-in shower from mains, wash hand basin, WC and towel rail.

On the upper-level access to the attic and additional storage can be found.

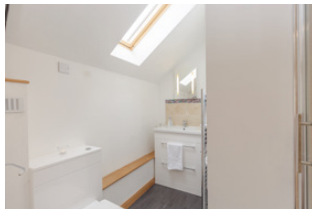
There are five generous sized bright and airy bedrooms, all benefiting from built-in storage. Bedroom two and the master bedroom also benefit from an en suite, with walk-in shower from mains, wash hand basin, WC and towel rail.

The family bathroom completes the property internally with

walk-in shower form mains, bath, wash hand basin, WC and towel rail.

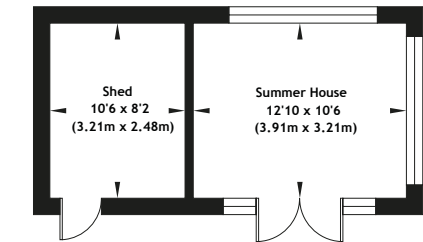
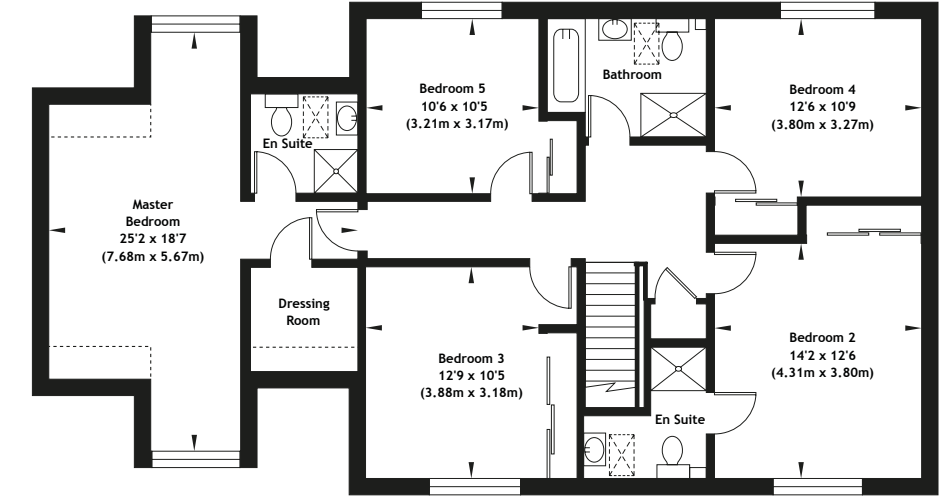
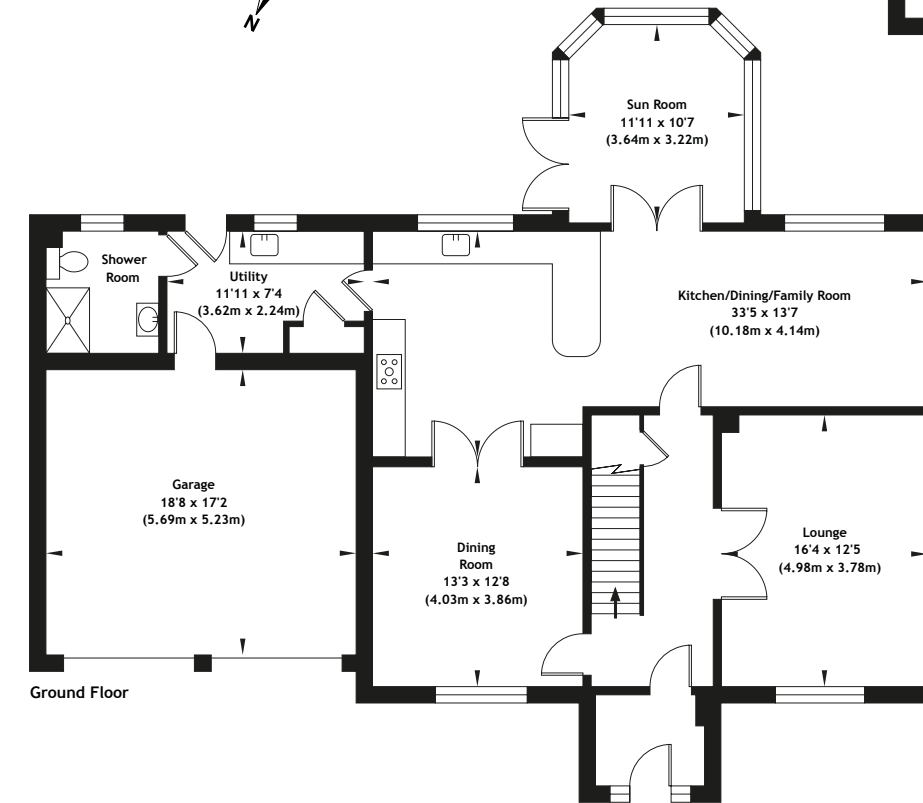
Externally the front garden provides ample off-street parking leading to a double garage with power and light. The secure back garden has been tastefully done and is a mixture of lawn, composite decking, and patio area. There is also a summer house to the top of the garden, well insulated, complete with power and light. A garden store for all the garden equipment is attached to the summer house.

Early viewing is highly recommended of this fantastic family home.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Gross internal floor area (m²): 229m² | EPC Rating: B



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