




McEwan Fraser Legal
Solicitors & Estate Agents
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BROXBURN, WEST LOTHIAN, EH52 5RS



LOCATION IMAGES:
BROXBURN HIGH STREET
LOCAL COUNTRYSIDE

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, several 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, multiplex cinema, theatre, leisure pool, football stadium and numerous sports centres.



McEwan Fraser is delighted to present this fantastic three or four bedroom detached chalet style villa to the market. The primary accommodation, including the en-suite master bedroom, covers the spacious ground floor and there are two additional double bedrooms and a bathroom upstairs. Internally, the property is in very good order

and also benefits from gas central heating, double glazing, landscaped rear garden and a garage.

Internally, the accommodation is focused towards a beautiful dual aspect lounge which overlooks the rear gardens. Bright and spacious, the lounge offers fantastic flexibility for a range of different

furniture configurations. A well-proportioned kitchen with attached dining area also overlooks the rear garden. The kitchen offers plenty of prep and storage space and there is plenty of room for a full range of free-standing appliances including an American style fridge freezer. A patio door from the dining area opens onto the rear patio and

gardens. A more formal dining, or potentially fourth double bedroom, faces the front garden.

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.

There is a very generous walk-in wardrobe and a beautiful en-suite bathroom. Climbing the stairs, the first-floor landing gives access to two further generous double bedrooms and a modern family bathroom with three piece white suite and shower over bath.



Approximate Dimensions
(Taken from the widest point)

Lounge	5.13m (16'10") x 4.59m (15'1")
Kitchen	4.82m (15'10") x 2.40m (7'10")
Dining Area	3.44m (11'3") x 2.05m (6'9")
Bedroom 1	4.12m (13'6") x 3.36m (11')
En-suite	2.78m (9'1") x 1.65m (5'5")
Walk in Wardrobe	3.78m (12'5") x 1.70m (5'7")
Bedroom 2	3.84m (12'7") x 3.20m (10'6")
Bedroom 3	4.07m (13'4") x 3.47m (11'5")
Bedroom 4/ Dining Room	4.10m (13'5") x 3.18m (10'5")
Bathroom	2.07m (6'9") x 1.84m (6')
Study	3.10m (10'2") x 2.30m (7'7")

Gross internal floor area (m²): 126m²
EPC Rating: C





Externally, the property sits on an ample plot with generous front and rear gardens. The front garden is laid lawn and fenced for safety. The generous rear garden has been well landscaped and offers great entertaining space over a couple of levels. It is a mix of patio, deck and large lawn. The rear garden also gives access to a single garage which also has access to the street at the side of the property.

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Text and description
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