

24 Roman Camp Cottages

BROXBURN, WEST LOTHIAN, EH52 5PJ



*TERRACED TWO-BEDROOM COTTAGE
WITH LARGE GARAGE*



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Part exchange available!
McEwan Fraser is
delighted to present this
gorgeous two-bedroom,
mid-terraced, miner's
cottage to the market.

The property enjoys
excellent proportions
internally with two
generous double
bedrooms, living room,
dining kitchen, bathroom
and is double glazed
throughout.





Entering the property, you find a handy vestibule, with integrated storage, which opens into the main hall. The bathroom with partial tiling, free-standing bath and power shower is on your left. Moving the right takes you into a dual-aspect kitchen/dining room. The kitchen includes a full range of base and wall-mounted units that offer plenty of prep and storage space. Electric hob, oven and fridge freezer are integrated. Further space is provided for a free-standing washing machine and tumble dryer. Moving further into the room, there is ample space for a dining table. To one side, a door leads from the dining area into a spacious living room which is neutrally decorated and boast stunning varnished floorboards.







The Bathroom





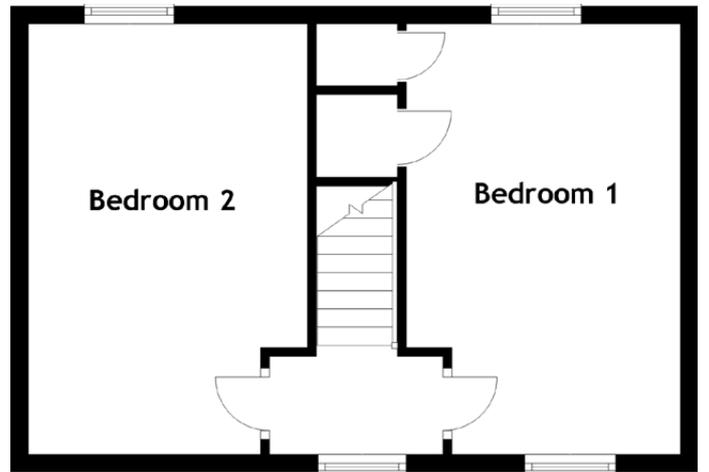
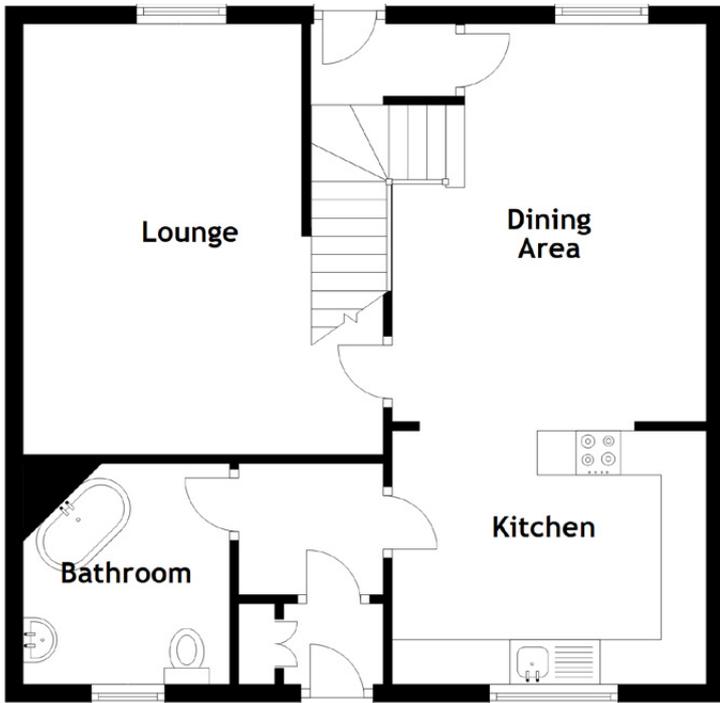
Stairs from the dining area lead to the first-floor landing which gives access to the two spacious double bedrooms.





Bedroom 2





Approximate Dimensions

(Taken from the widest point)

Lounge	4.83m (15'10") x 4.00m (13'2")	Bedroom 2	4.83m (15'10") x 3.10m (10'2")
Dining Area	4.46m (14'8") x 3.50m (11'6")		
Kitchen	3.16m (10'4") x 2.85m (9'4")		
Bathroom	2.48m (8'2") x 2.30m (7'7")		
Bedroom 1	4.83m (15'10") x 3.05m (10')		
			Gross internal floor area (m ²): 91m ²
			EPC Rating: G

Externally, there is a private garden to the rear and a large double garage with off-street parking to the front. The garage is particularly spacious and ideal for the hobbyist or even for a home business. The property is neutrally finished and presents an excellent opportunity for a buyer who is keen to make their own mark on a property.

Roman Camp Cottages is a lovely semi-rural address and viewing is essential to appreciate both the property and its situation.

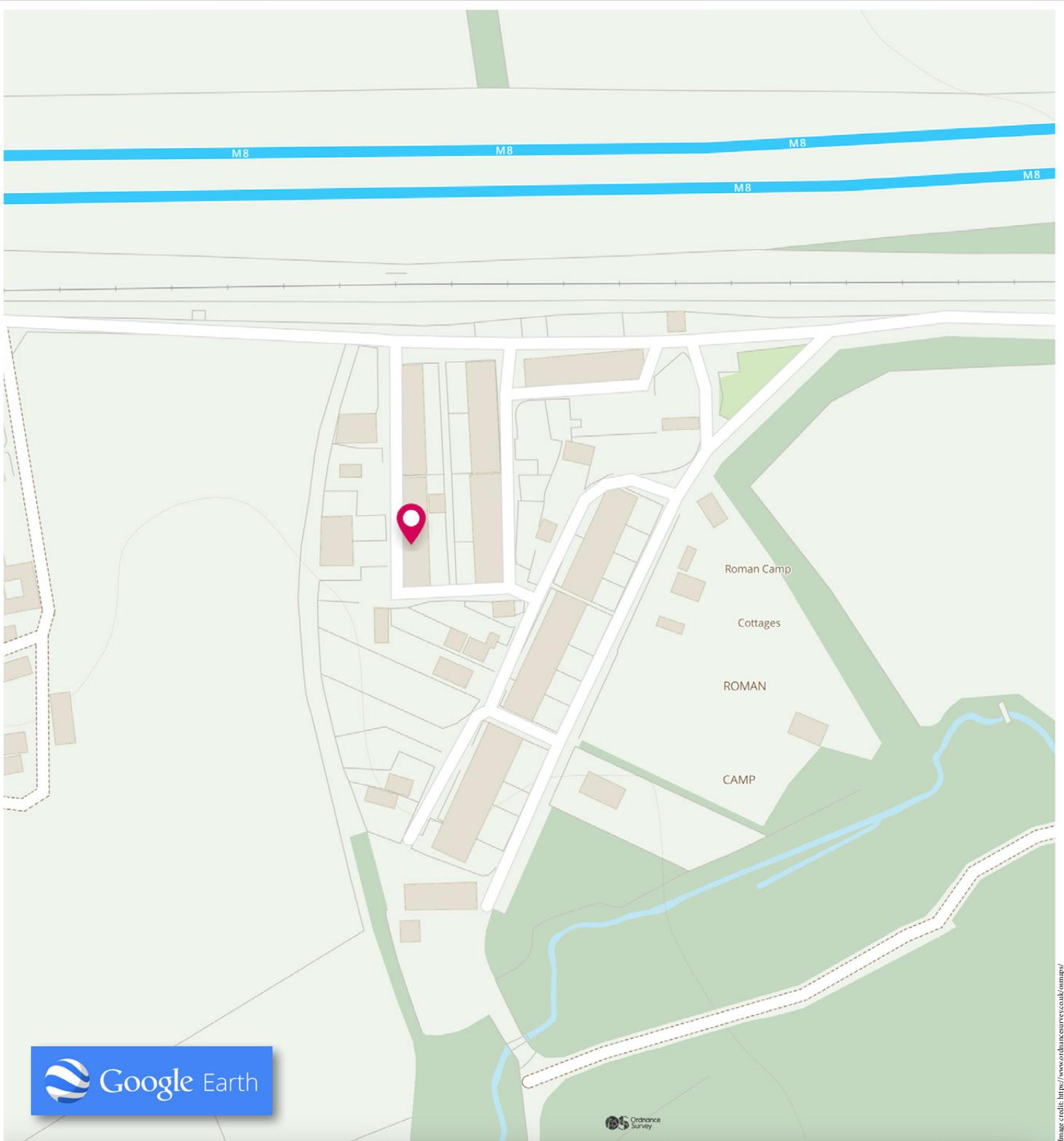




Roman Camp Cottages is in the sought after Broxburn area. The local town of Broxburn is a well-established town with a full range of local amenities.

Being in close proximity to the M8 which provides direct access to Edinburgh which is approx. 12 miles east of Broxburn and the local train station in Uphall Station, which delivers a frequent and timely service to both Edinburgh and Glasgow making this area ideal for commuting.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
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