




McEwan Fraser Legal

Solicitors & Estate Agents

01506 537 100

Cawburn Villa

BROXBURN, WEST LOTHIAN, EH52 5PQ



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“ ... CAWBURN VILLA IS PERFECTLY PLACED FOR THE SEMI-RURAL LIFESTYLE ... ”

Situated on the periphery of Broxburn, Cawburn Villa is perfectly placed for the semi-rural lifestyle, Pumperston and Broxburn are a short distance and provide excellent local amenities.

More extensive amenities can be found at either McArthur Glen in Livingston or the Gyle Shopping centre in South Gyle. Schooling is catered for from Nursery to high school and provides easy access to both Edinburgh and Glasgow for university students utilising Uphall train Station which is a short drive/walk away.

Edinburgh International Airport is within easy reach, as is the M8/M9 motorway network. Making travelling to and from the area relatively easy.

For the outdoor enthusiast, the union canal and Almondell Country Park offer fantastic walks and cycling facilities.



CAWBURN VILLA

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McEwan Fraser Legal are delighted to bring to the open market this four 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 throughout can be adapted to meet individual purchasers' needs. The property is finished to an excellent standard throughout.

In more detail, the property consists of a porch leading to the hallway. The bright and airy lounge, with bay window and multi-burner, allows for free standing furniture and different furniture configurations. The second lounge/dining area is the heartbeat of the property a bright and spacious area perfect for relaxing or more formal dining. Access to the garden is via the patio doors.

The kitchen comes with floor to ceiling units, integrated dishwasher, fridge freezer, an island with generous storage and induction hob, cooker hood, ample space for a dining table and access to the back garden.

The downstairs bedroom is generous in size and will easily cater or free-standing furniture.

On the upper level, access to the floored attic can be found, there are three good

sized bedrooms all bright and airy and all allowing for freestanding furniture.

The fully tiled family bathroom completes the property internally with walk-in shower from mains, wash hand basin, WC, towel rail and storage cupboard.

Externally the front garden is mostly laid to lawn and provides a driveway to a single garage with power and light, The secure back garden is a mixture of lawn and patio, and comes with a summer house, to the side of the garden is a fully insulated shed with power and light that has in the past been used for many purposes the last being a home office.

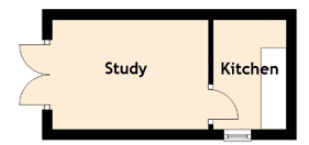
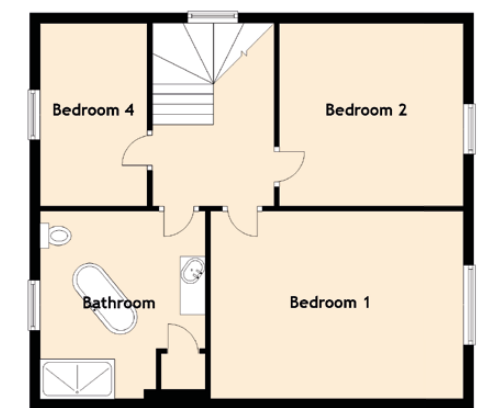
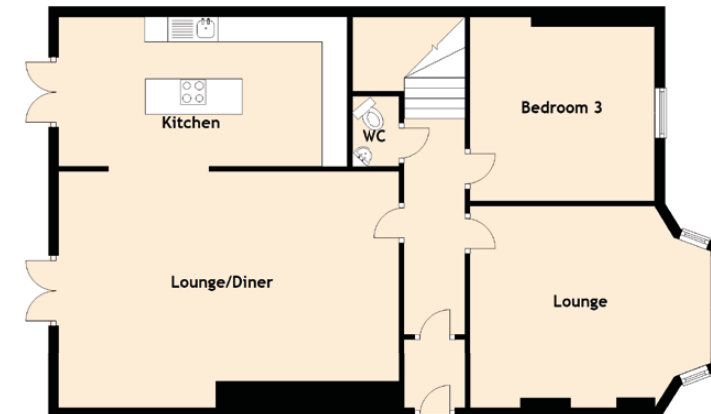
The property also benefits from oil fired heating and double glazing.

Early viewing is highly recommended.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



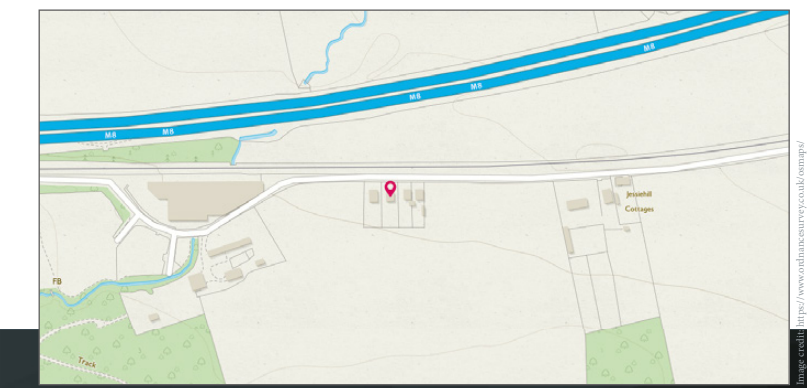
Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	4.81m (15'9") x 4.04m (13'3")
Lounge/Diner	6.81m (22'4") x 4.73m (15'6")
Kitchen	5.75m (18'10") x 3.25m (10'8")
Bedroom 3	3.69m (12'1") x 3.68m (12'1")
WC	1.40m (4'7") x 0.89m (2'11")

First Floor	
Bedroom 1	5.07m (16'8") x 3.75m (12'4")
Bedroom 2	3.69m (12'1") x 3.66m (12')
Bedroom 4	4.04m (13'3") x 2.24m (7'4")
Bathroom	4.01m (13'2") x 3.30m (10'10")

External Study	
Study	3.11m (10'3") x 2.19m (7'2")
Kitchen	2.19m (7'2") x 1.46m (4'9")

Gross internal floor area (m²): 164m² | EPC Rating: E






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Tel. 01506 537 100
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
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Text and description
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Surveyor



Professional photography
AOIFE McDONALD
Photographer



Layout graphics and design
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Designer