




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

59 Craigseaton
BROXBURN, WEST LOTHIAN, EH52 6BB



The Location



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 several schools. 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 making this an ideal residential commuter town.



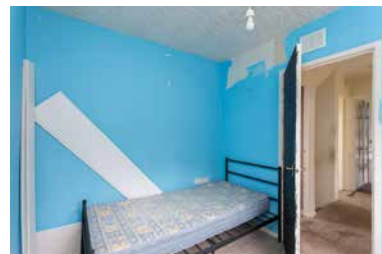
59 Craigseaton



McEwan Fraser is delighted to present this three bedroom mid-terraced house to the market.

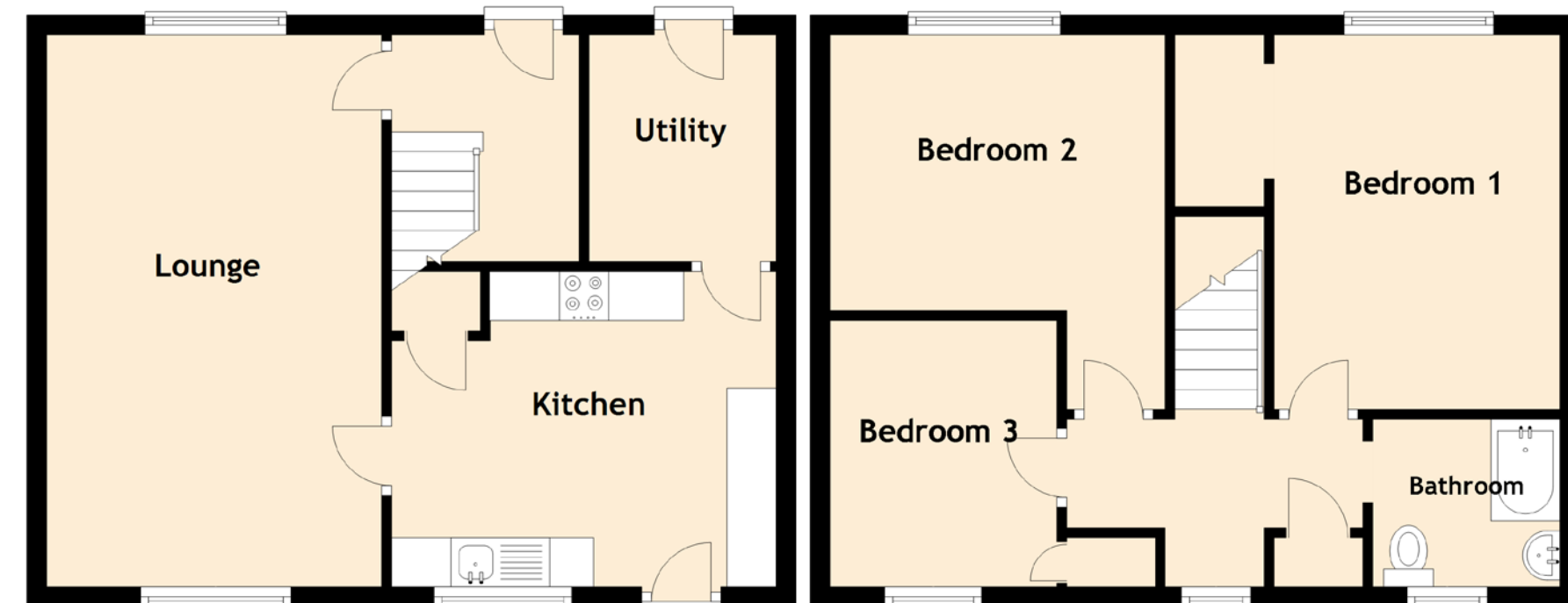
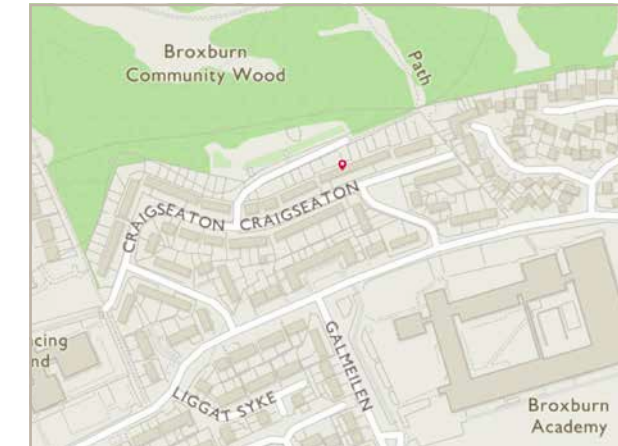
The property requires substantial upgrading internally and would make an excellent project for someone who is determined to make their own mark on a property. The accommodation comprises three well-proportioned bedrooms, bathroom, large kitchen, utility and a dual aspect lounge. There are also private front and rear gardens. Internal viewing is highly recommended.





Approximate Dimensions
(Taken from the widest point)

Lounge	5.60m (18'4") x 3.40m (11'2")	Bedroom 3	2.70m (8'10") x 2.40m (7'10")
Kitchen	3.90m (12'10") x 3.20m (10'6")	Bathroom	1.90m (6'3") x 1.70m (5'7")
Utility	2.30m (7'7") x 1.90m (6'3")	Gross internal floor area (m ²): 83m ²	
Bedroom 1	3.80m (12'6") x 2.90m (9'6")	EPC Rating: C	
Bedroom 2	3.80m (12'6") x 3.40m (11'2")		





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