




McEwan Fraser Legal

Solicitors & Estate Agents

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26 Melbourne Road

BROXBURN, WEST LOTHIAN, EH52 5HH

Location - Broxburn

WEST LOTHIAN, EH52 5HH

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 lovely walks along the banks of the Union Canal, and Almondell Country Park is also a short drive away.

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.



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McEwan Fraser Legal is delighted to bring to the market this fantastic three-bedroom semi-detached family home situated on a quiet road off the main street. Presented to the market in excellent order throughout. Great emphasis has been placed on the creation of an easily managed and free-flowing space in a bright and fresh layout.

On entering the home through the vestibule, it is immediately apparent that the current owners have looked after this property, which is fit for modern living. Room usage throughout can be adapted to meet individual purchasers needs.

In more detail, the property consists of a welcoming hallway with generous storage, bright and airy public room with wood burning stove. The room also offers excellent furniture configurations and allows for free standing furniture.

The second public room is also bright and airy and comes complete with multi-burner. This room like the first public is good in size and will easily allow different configurations and free-standing furniture.

The family bathroom comes with a bath, wash hand basin, WC and towel rail.

The kitchen comes with floor

to ceiling units, hob, hood, double oven, integrated fridge freezer and washing machine as well as generous worktop space and excellent storage.

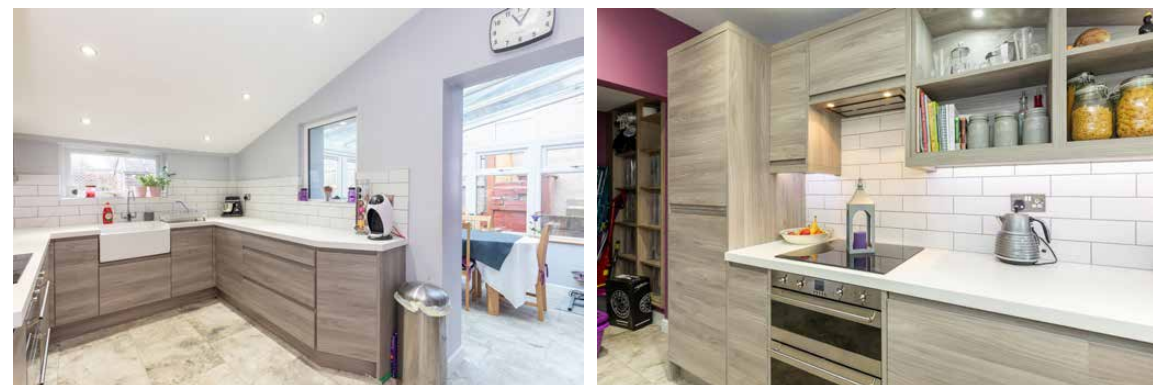
The conservatory is a bright space and is currently being used as a dining area, access to the back garden can be found here.

On the upper level, there are three different sized bright and airy bedrooms, all allowing for freestanding furniture and different furniture configurations.

Externally the front and side are of low maintenance. The secure back garden has a patio area and is laid to lawn. The garden shed is also included.

The property also benefits from central heating and double glazing and ample on-street parking.

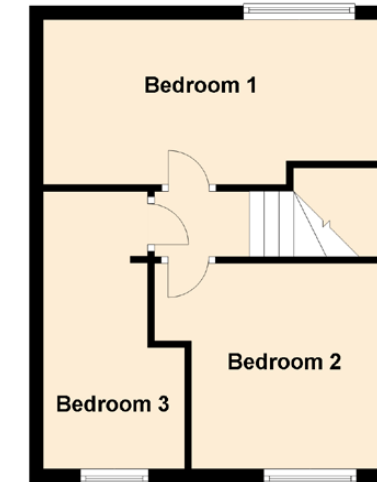
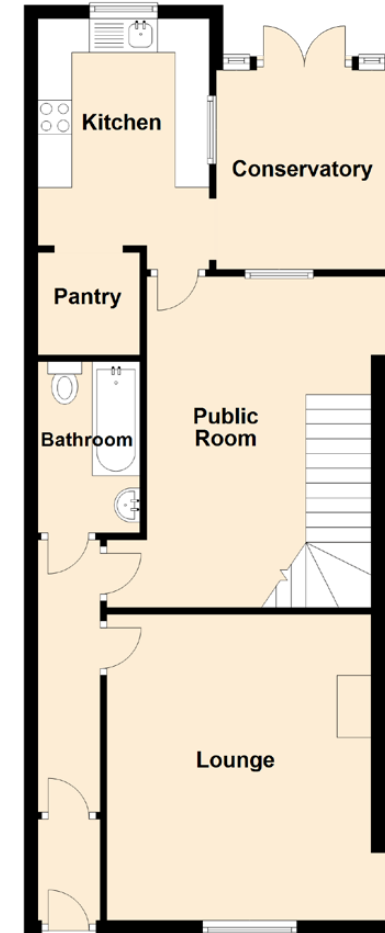
Early viewing is recommended.





Specifications & Details

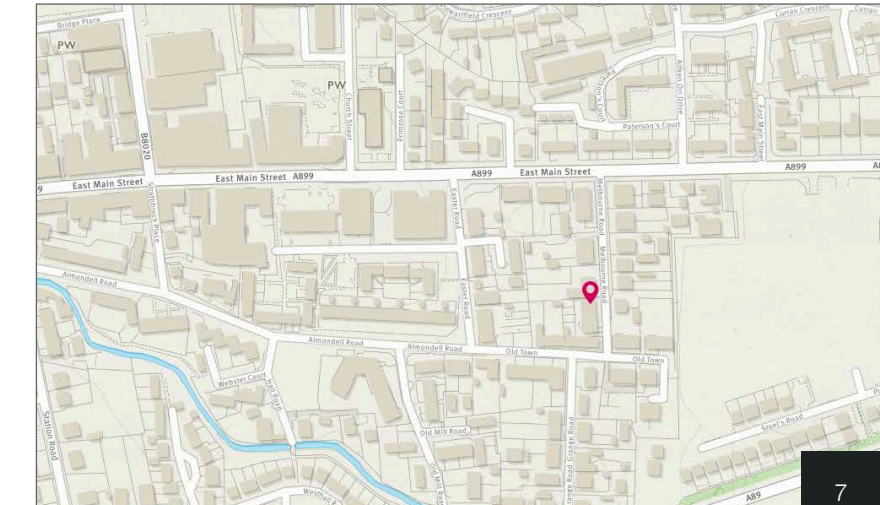
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 3.88m (12'9")
Public Room	4.87m (16') x 3.88m (12'9")
Bathroom	2.56m (8'5") x 1.50m (4'11")
Conservatory	2.93m (9'7") x 2.58m (8'6")
Kitchen	3.69m (12'1") x 2.52m (8'3")
Bedroom 2	3.31m (10'10") x 3.02m (9'11")
Bedroom 3	4.07m (13'4") x 1.54m (5'1")
Bedroom 1	4.94m (16'2") x 2.42m (7'11")

Gross internal floor area (m²): 86m² | EPC Rating: F





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Text and description
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Surveyor



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
ALLY CLARK
Designer

