





estate agents

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Broxburn
EH52 5AG
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These particulars, whilst carefully prepared, are not warranted. Prospective purchasers should make their own enquiries to confirm the details of this property.
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Spacious three bedroom semi detached house quietly situated in the corner of a small cul de sac of a highly popular locale. This family home offers double bedrooms, a ground floor WC, an abundance of storage and a Driveway.

Accommodation comprises -

Hallway, Lounge, Dining Kitchen, WC, three Bedrooms and Wet Room.

Entrance Hall

Provides access to the Lounge, Dining Kitchen, WC, Rear Vestibule and stairs to upper accommodation. Three cupboards. Carpeted flooring.

Lounge 15'6 x 11'9

Large front facing window with vertical blinds. Fireplace. Carpeted flooring.

Dining Kitchen 15'5 x 9'5

Good range of base and wall mounted units. Free standing electric cooker, space for fridge freezer and washing machine. Two larder cupboards. Rear facing window with roller blind. Vinyl flooring.

WC

Two piece suite. Rear facing window. LAminate flooring.

Rear Vestibule

Door to Rear Garden. Carpeted flooring.

Upper Hallway

Carpeted stairs and landing. Access hatch to attic space. Cupboard housing boiler.

Master Bedroom 15'9 x 8'7

Large front facing window. Carpeted flooring. Space for free standing furniture.

Bedroom Two 12'3 x 8'6

Rear facing window. Fitted wardrobe. Carpeted flooring.

Bedroom Three 12'9 x 9'6

Front facing window. Fitted wardrobe. Carpeted flooring.

Wet Room 6'6 x 6'6

Three piece suite. Rear facing window.

Front Garden

Laid to lawn with planted borders.

Driveway

Driveway for several cars.

Rear Garden

Fully enclosed Rear Garden with shed and green house.

