



87 Houstoun Gardens, Broxburn, West Lothian EH52 5SJ
Offers Over £159,500

KnightBain
estate agents

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Commanding an enviable corner plot location within a small circular cul-de-sac, and enjoying a south-facing orientation lies this impressively presented Two Bed semi detached villa. Highlights include a double Driveway and a 21' long Garage.

Offering pristine white decor complemented by neutral carpeting and stylish chrome spotlights accommodation comprises: Welcoming entrance hall leading to well proportioned Lounge which enjoys an abundance of south-facing light. To the rear lies the Kitchen/Diner which offers a generous range of base and wall mounted units and integrated appliances.

On the upper level lies two spacious Double Bedrooms both offering mirrored fitted wardrobes and a modern Shower Room with double shower enclosure and vanity storage.

Externally the property benefits from a spacious front double driveway with the monobloc area providing access to the Garage. There is a single door to the rear of the garage and also side gated access which both offer access to the fully enclosed low maintenance rear garden.

Early viewing is indeed recommended.



Entrance

The property is entered via UPVC partial glazed door leading to internal hall. Carpeted staircase leading to upper level. Internal stylish partial glazed door leading to Lounge.

Lounge

14'8" x 10'7" (4.47m x 3.23m)

Located to the front with large picture window which provides an abundance of natural south-facing light to this sociable space. Pristine white decor and neutral carpeting. Under-stair storage cupboard. Spotlights.

Kitchen/Diner

13'9" x 8'4" (4.19m x 2.54m)

A generous range of modern base and wall mounted units with contrasting work-surfaces. Tiled backdrop. Gas hob with extractor hood. Eye level electric oven. Integrated fridge-freezer. Space for dining furniture. Rear UPVC door providing access to the garden. Spotlights. Laminate flooring.

Upper Level

Carpeted staircase leading to upper level. Linen cupboard. Attic hatch with Ramsay Ladder leading to partially floored attic.

Bedroom One

10'6" x 9'5" (3.20m x 2.87m)

Offering calming decor with complementary carpeting the room benefits from double mirrored fitted wardrobes. Spotlights.

Bedroom Two

11'6" x 8'5" (3.51m x 2.57m)

The second double bedroom is located to the rear enjoying open views. The room also benefits from double mirrored fitted wardrobes. Soothing white decor with complementary carpeting.

Shower Room

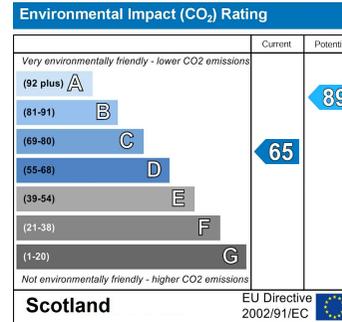
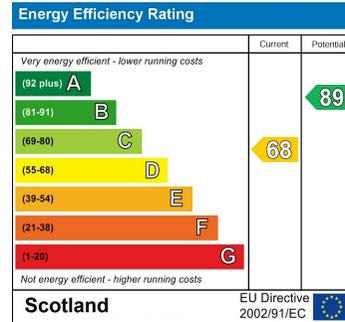
8'1" x 5' (2.46m x 1.52m)

Featuring three piece suite comprising double walk-in shower enclosure with electric shower, wc and wash-hand basin encompassed within stylish vanity storage unit. Opaque window.

Rear Garden

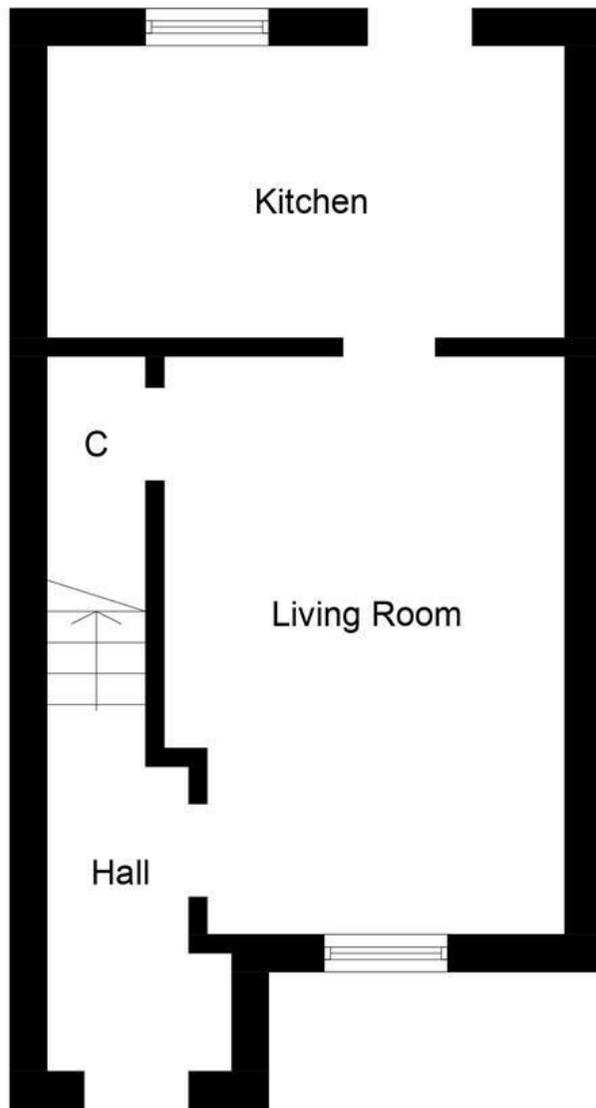
The fully enclosed rear garden enjoys an open aspect. There

is a large patio area, decking and chipping stones. Planted border to rear. There is also an area of garden lying to the gable end of the property which gated access. There is an external power point and water tap and external security light.

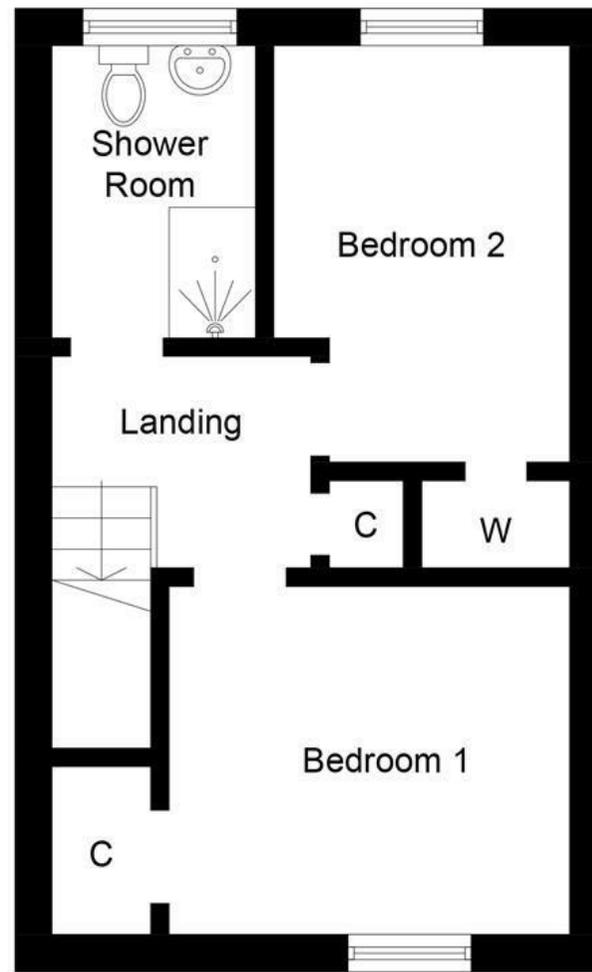








Ground Floor
Approximate Floor Area
344 Sq. ft.
(32.0 Sq. m.)



First Floor
Approximate Floor Area
324 Sq. ft.
(30.1 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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