



- Spacious Family Home
- Lounge/Dining Room
- Large Kitchen
- Utility Area
- Enclosed Gardens
- Amazing Views

**Alba Property View ...**

*Well presented family home. Views over the Pentland Hills. Large rear garden.*

**56 Craigseaton, Broxburn, West Lothian,  
EH52 6BD**

**Offers Over £149,000**



Alba Property are delighted to present to the market this 3 bed end terraced family home set in the Craigseaton area of Broxburn. Well presented the house benefits externally from being in a cul-de-sac location and the large rear south facing garden has views over the Pentland Hills.. The property comprises: lounge/dining room, large kitchen,, three bedrooms and family bathroom. Early viewing highly recommended.

### Accommodation

#### Entrance Hall

The entrance hall gives access to the lounge and stairs to the upper level. Ceiling light. Built in storage cupboard. Carpet. Radiator

#### Lounge/Diner 18' 5" x 10' 11" (5.62m x 3.33m)

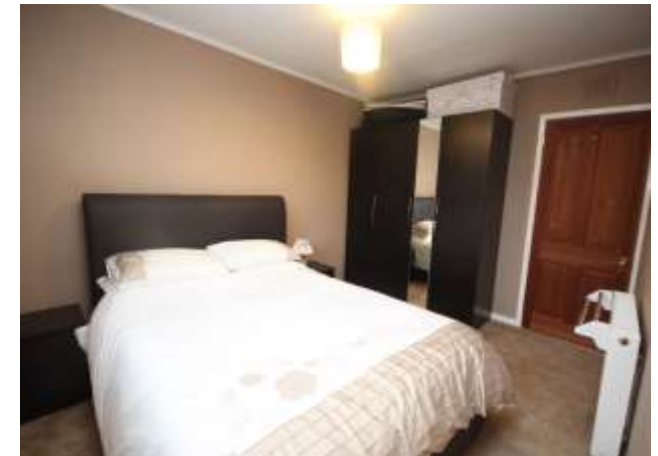
The spacious lounge/diner has a window to the front and rear of the property allowing an abundance of natural light into the room. Ample space for lounge and dining furniture. Two ceiling lights. Radiator. Carpet. Door to the kitchen

#### Kitchen 12' 8" x 10' 7" (3.87m x 3.22m)

The kitchen has been fitted with a range of modern wall and base units with contrasting work surface over. Inset sink with drainer. Built under oven with hob and extractor over. Space for washing machine and dish washer. Partial tiling to the walls. Vinyl flooring. Window to the rear and side of the property. Ceiling light. Door to utility. Radiator. Built in cupboard under the stairs offering storage space.

#### Utility room 7' 6" x 6' 3" (2.29m x 1.90m)

The utility has been fitted with modern wall and base units matching the kitchen. Space for larger fridge and freezer. Door to the side leading to the rear garden





### Upper Landing

The upper landing gives access to the three bedrooms and family bathroom. Window to the rear of the property. Ceiling light. Built in cupboard housing the central heating boiler.

### Bedroom 1 12' 7" x 10' 0" (3.84m x 3.05m)

This double bedroom has a window to the front of the property. Ceiling light. Radiator. This room benefits from a built in wardrobe providing storage space. Carpet.

### Shower Room 6' 5" x 5' 5" (1.96m x 1.65m)

The shower room comprises: Shower cubicle with mains shower, pedestal wash hand basin and push button WC. Partial tiling to the walls. Vinyl flooring. Ceiling light. Radiator. Window to the front of the property.

### Bedroom 2 12' 8" x 10' 11" (3.86m x 3.33m)

The second double room has a window to the front of the property. Carpet. Ceiling light. Radiator. Hatch giving access to the loft space.

### Bedroom 3 9' 2" x 7' 11" (2.79m x 2.42m)

The third room has a window to the front of the property. Carpet. Ceiling light. Radiator. This room benefits from a built in storage cupboard.

### Externally

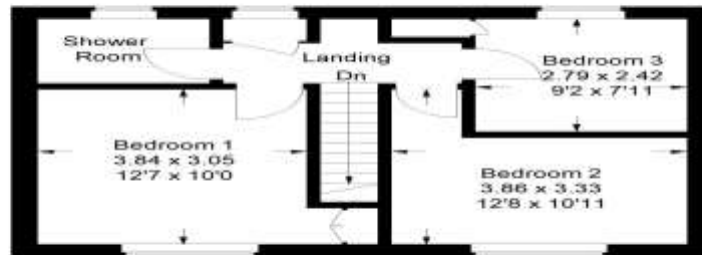
The property has enclosed gardens to the front, side and rear. The front is mainly laid to lawn with a pathway leading to the front door and round to the side. The very large rear garden is South facing with amazing views of the Pentland Hills. The garden has been tiered with lawn areas and pathways around. Garden shed. There are mature trees and fencing providing privacy.



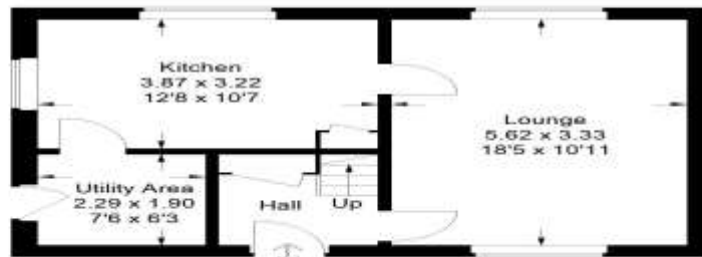


## 56 Craigseaton

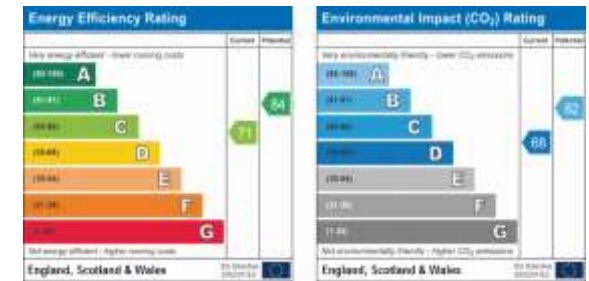
Approximate Gross Internal Area  
82.7 sq m / 890 sq ft



First Floor



Ground Floor



### Extras (Included in Sale)

### Area

Broxburn is ideally placed for the commuter offering easy access to the M8 and M9 motorway networks. With a regular bus services into Edinburgh, Uphall Station train station is only a few miles away offering regular services to both Edinburgh and Glasgow. Broxburn offers excellent local amenities including Primary and Secondary schools, doctors surgeries and dental practices. There is a wide range of local shops and pubs within easy walking distance from the property.

### Viewing/Offers

Please call Alba Property to arrange a viewing. All offers should be submitted via Alba Property- Email [Sales@AlbaProperty.co.uk](mailto:Sales@AlbaProperty.co.uk)

Notes :Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date . The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest ,or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing.We have not tested the electricity , gas or water services , Heating systems or any appliances . No Warranty is implied or given.



**01506 500 999**

**[www.AlbaProperty.co.uk](http://www.AlbaProperty.co.uk)**

**Call us to arrange a FREE home valuation.  
Our Guarantee – No Sale, No Fee.**

