



- End Terraced House
- 2 Double Bedrooms
- Lounge/Diner
- Gas Central Heating & Double Glazing
- Gardens to Front & Rear
- Ideal First-Time Purchase

Alba Property View ...

"Spacious home with great garden located within one of West Lothians most desirable areas. Early viewing advised"



Alba Property are delighted to offer for sale this spacious end terraced house located within the highly desirable village of Dechmont, West Lothian. This ideal first-time home offers accommodation over two levels and gardens to both front and rear. Accommodation comprises of entrance hallway with great storage, bright lounge/diner, kitchen, two double bedrooms and family bathroom. Gas central heating and double glazing assure all year-round comfort.

Accommodation

Entrance Hallway (inc stairs) 14' 8" x 6' 9" (4.47m x 2.06m)

Double glazed door gives access to the entrance hallway which in turn gives access to the rear hallway and the lounge. Carpeted staircase gives access to the upper landing. Window allows natural light.

Lounge/Diner 16' 2" x 11' 5" (4.92m x 3.48m)

Well proportioned lounge with window overlooking the private rear garden. Door gives access to the kitchen. Ample space for a dining table and chairs for enjoying family meals. Fitted carpet.

Kitchen 11' 3" x 6' 3" (3.43m x 1.90m)

The kitchen offers base and wall units and space for a free-standing cooker, washing machine and fridge/freezer. Window to front.

Rear Hallway 7' 1" x 3' 3" (2.16m x 0.99m)

The rear hallway benefits from two fantastic store cupboards. Door gives access to the rear garden.





Upper Landing

The upper landing gives access to the two bedrooms and bathroom. Further storage cupboard. Window to side. Hatch gives access to the loft.

Bedroom 1 12' 4" x 11' 3" (3.76m x 3.43m)

Spacious double bedroom with window to rear. Ample space for free-standing bedroom furniture. Fitted carpet.

Bedroom 2 11' 4" x 10' 1" (3.45m x 3.07m)

Second generous double bedroom with window to front. Benefiting from a built-in storage cupboard and ample space for additional free-standing bedroom furniture. Fitted carpet.



Bathroom 6' 4" x 5' 8" (1.93m x 1.73m)

The family bathroom completes the accommodation and comprises of w.c, wash hand basin and bath. Splashback tiling to walls. Window to rear.

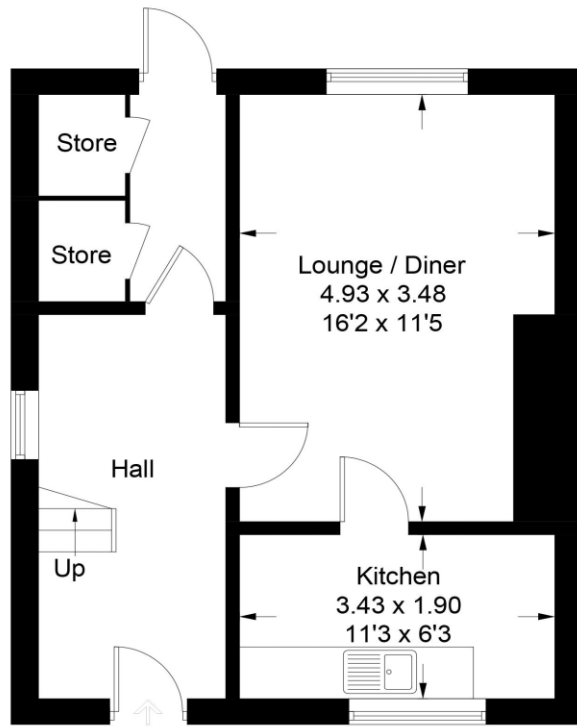
Externally

The property benefits from great gardens to both front and rear. The front garden is gated and laid to lawn. The sizeable and fully enclosed rear garden is also laid to lawn.

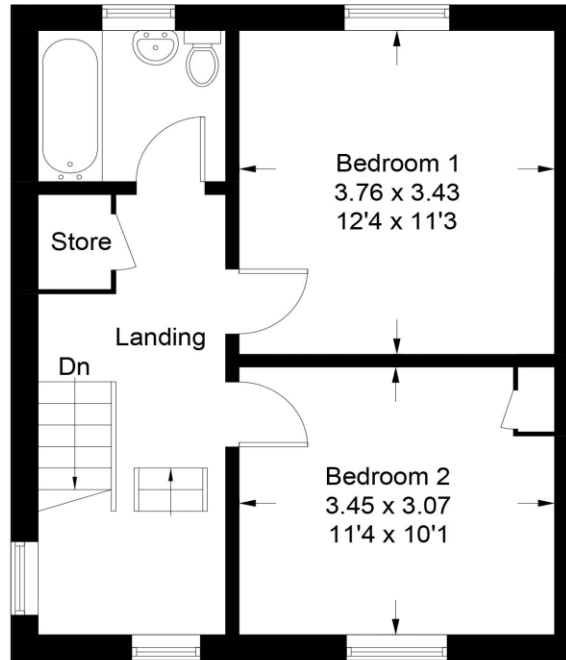


26 Craiglaw, Dechmont

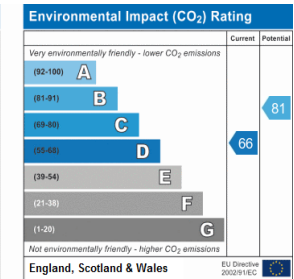
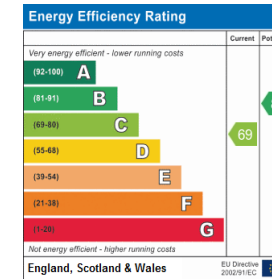
Approximate Gross Internal Area = 79.3 sq m / 853 sq ft



Ground Floor



First Floor



Extras (Included in Sale)

All floor coverings, blinds, curtains, light fitting, free-standing cooker and fridge/freezer (no warranty)

Area

Dechmont is ideally placed for the commuter offering easy access to the M8/M9 motorway networks. With regular bus services into Edinburgh and Bathgate, Uphall Train station is close by offering regular services to both Edinburgh and Glasgow. Surrounded by countryside Dechmont is a quiet, semi rural village with a local shop, infant school and village hall. Nearby Uphall/Broxburn and Livingston offers excellent local amenities including nurseries, Primary and secondary schools, doctor's surgeries and dental practices. There are also a range of shops, bars and restaurants to be found in these neighbouring towns.

Viewing/Offers

Please call Alba Property to arrange a viewing. All offers should be submitted via Alba Property- Email 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.



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