



- Top Floor Apartment - Spacious Throughout
- 2 Double Bedrooms with Built-in Storage
- Fitted Kitchen with White High Gloss Units
- Gas Heating & Double Glazing
- Ideal First Home
- Superb Storage

Alba Property View ...

"A bright and airy, spacious top floor flat with an abundance of storage. Ideal for any first-time buyer"



We are delighted to introduce this delightful top floor flat at 55 Fergusson Road, Broxburn, a perfect first home with great space and light.

Bright, inviting, with outstanding storage this two-bedroom flat is not one to be missed, boasting a security entry system that ensures peace of mind.

Upon entering, you are greeted by an entrance hallway featuring four spacious storage areas, ensuring a clutter-free living environment.

The front-facing lounge is both bright and airy, thanks to the large window that invites natural light to flood the room. Finished with a tasteful wallpaper to one wall and fitted carpet. It's an ideal space to unwind or entertain guests.



A stylish fitted kitchen awaits the culinary enthusiast, adorned with white high gloss base and wall units, complementing dark marble effect worktops, and matching splashbacks. While the integrated oven and fridge currently require attention, the hob, hood, dishwasher, and space for a washing machine offer a solid foundation for you to create your dream kitchen, with all appliances included.

Both bedrooms are generous doubles, offering built-in wardrobes and carpets, and ample space for additional furnishings.

The bathroom completes the accommodation with its white suite, over-bath shower, and tiled walls. Outside, ample parking is available for residents and guests alike.





The flat is complete with gas heating and double glazing, providing a cosy and energy-efficient living space.

Located in the heart of Broxburn with its local amenities and transport links, this flat represents an excellent opportunity for those stepping onto the property ladder.

Sizes

Lounge 16' 0" x 13' 3" (4.87m x 4.04m)

Kitchen 13' 1" x 6' 8" (3.98m x 2.03m)

Bedroom 1 10' 9" x 10' 2" (3.27m x 3.10m)

Bedroom 2 10' 8" x 10' 8" (3.25m x 3.25m)

Bathroom 6' 5" x 6' 2" (1.95m x 1.88m)

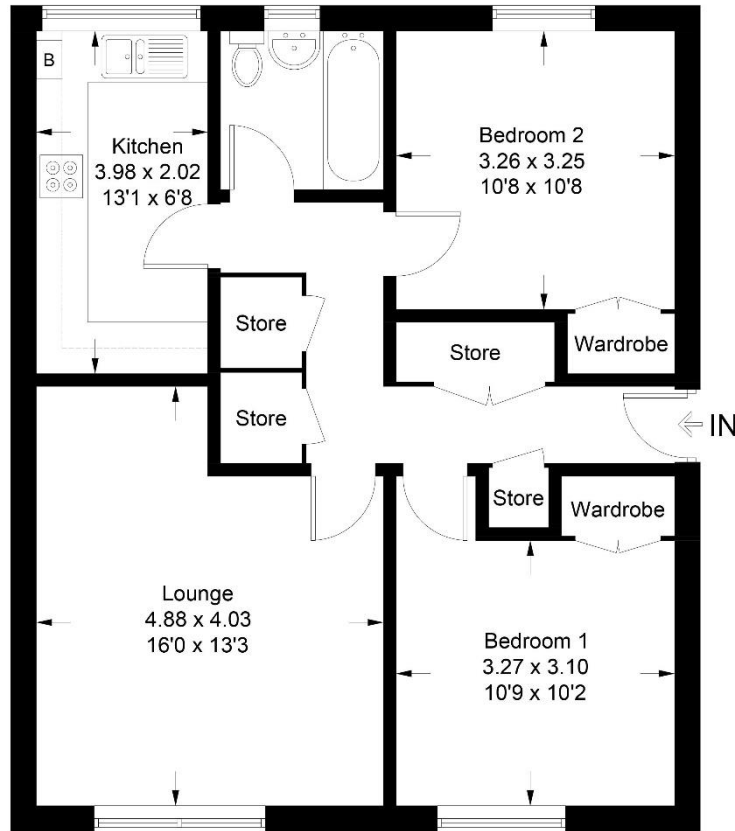
Location

Broxburn is ideally placed for the commuter offering easy access to the M8/M9 motorway networks. There are also great bus services into Edinburgh and Uphall Train station is only a few miles away offering regular services to both Edinburgh and Glasgow. Broxburn itself offers excellent local amenities including nurseries, primary and secondary schools, doctors surgeries and dental practices. There are also a range of local shops, bars and restaurants.



55 Fergusson Road, Broxburn, EH52 5BJ

Approximate Gross Internal Area = 67.5 sq m / 726 sq ft



Extras (Included in Sale)

All floor coverings, blinds, light fittings and white goods (no warranty) PLEASE NOTE THE OVEN AND FRIDGE ARE NOT WORKING.

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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