



- Mid Terraced
- Family Home
- Three Bedrooms
- Enclosed Rear Garden
- Sought After Location
- Ideal For Commuting

Alba Property View ...

Good sized family home. Sought after location. Well placed for commuting.

25 Deerhill, Dechmont, Broxburn, EH52 6LY

Offers Over £130,000



Alba Property are please to offer this well presented mid terraced property in the sought after location of Dechmont to the open market. The property comprises: Lounge, Kitchen, Bathroom and Three bedrooms. Externally there is a small garden to the front and an enclosed garden to the rear. There is ample parking bays at the end of the terrace.

Accommodation

Entrance Porch

The entrance porch gives access to the main hallway. Carpet. Ceiling light. Built in storage cupboard.

Entrance Hallway

The hallway gives access to the lounge, kitchen and stairs to the upper level. Vinyl flooring. Ceiling light. Under stair storage space. Carpet to the stairs.

Lounge 14' 7" x 12' 0" (4.44m x 3.66m)

The bright welcoming lounge has a window to the front of the property. Carpet. Ceiling light. Two radiators. The room benefits from a focal point electric fire with surround.

Kitchen/Breakfast Room 15' 6" x 8' 11" (4.73m x 2.71m)

The kitchen has been fitted with a range of wall and base units with contrasting worksurface over. Inset sink with drainer. Built in double electric oven. 4 ring gas hob with extractor over. Partial tiling to the walls. Space for washing machine, dishwasher, tumble drier and fridge/freezer. There is also space for table and chairs. The kitchen benefits from two built in storage cupboards, one of which houses the central heating boiler. Vinyl flooring. Ceiling light. Window and door to the rear garden.





Bedroom 1 13' 7" x 9' 8" (4.15m x 2.94m)

This spacious bright room has a window to the front of the property. Carpet. Ceiling light. Radiator. Ample space for free standing furniture.

Bedroom 2 11' 11" x 10' 0" (3.62m x 3.05m)

The second double room has a window to the rear of the property. Carpet. Ceiling light. Radiator. Ample space for free standing furniture

Shower Room

The shower room has been fitted with wet wall panels and flooring. There is a vanity unit housing the wash hand basin and push button WC. There is an electric shower. Chrome ladder style radiator. Ceiling light. Opaque window to the rear.



Bedroom 3 10' 4" x 8' 11" (3.14m x 2.72m)

The third bedroom has a window to the front of the property and benefits from two built in cupboards providing an abundance of storage space. Carpet. Ceiling light. Radiator. Ample space for free standing furniture.

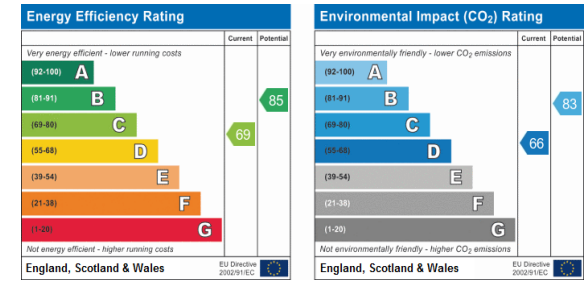
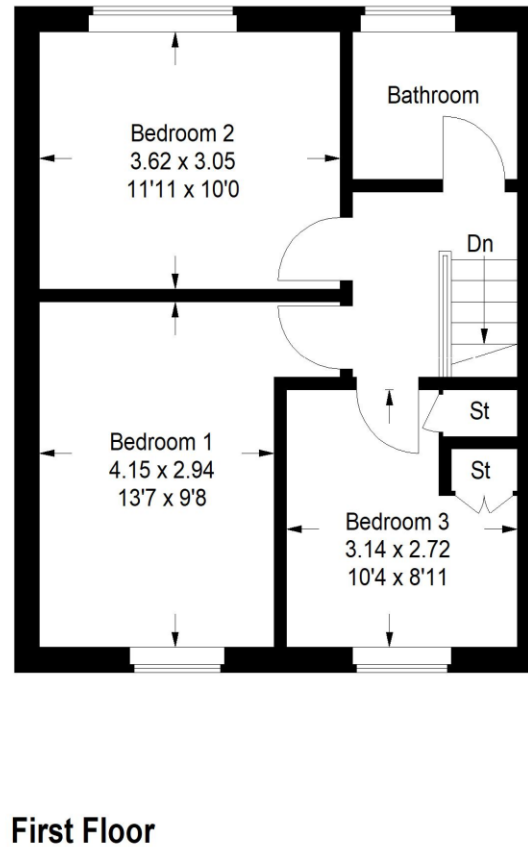
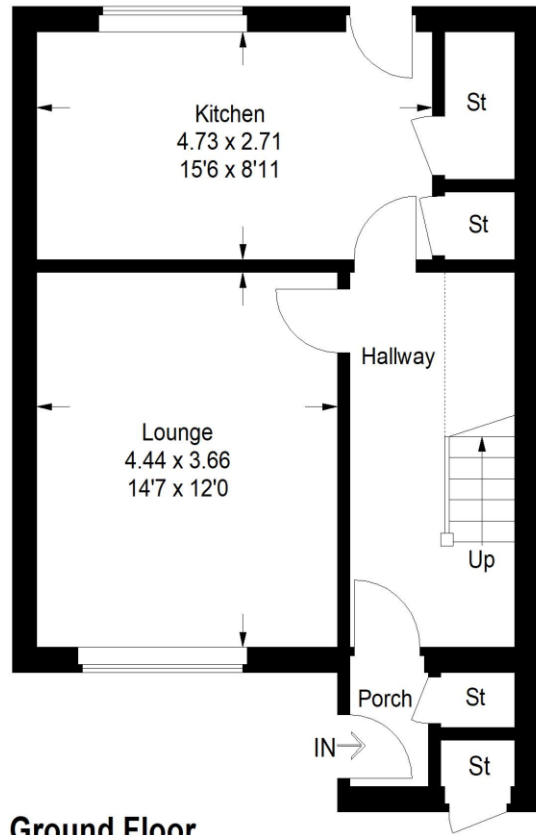
Externally

The front of the property is accessed via some steps down into the garden which has mature shrubs and bushes, there is an outside storage cupboard to the front. The rear garden is mainly laid with paving slabs and enclosed by a fence giving privacy. There is ample parking bays to the end of the terraced row.



25 Deerhill

Approximate Gross Internal Area = 88.3 sq m / 950 sq ft



Extras (Included in Sale)

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.

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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