



- Top Floor Flat
- Large Bedroom
- Walk In Wardrobe
- Finished To High Standard
- Ready To Move In
- Well Placed For Commuting

Alba Property View ...

One bedroom top floor flat. Finished to a high standard. Well placed for commuting.

**25a West Main Street, Broxburn,
West Lothian, EH52 5RQ**

Offers Over £88,000



Alba Property are really pleased to offer to the market this well presented top floor flat in the centre of Broxburn. The flat has been finished to a high standard and comprises: lounge/kitchen, utility, bathroom and large double bedroom. This would make an ideal 1st step onto the property market or a BTL investment.

Accommodation

Entrance Hall

The flat is entered via a main door and then up the stairs to the left. The hall gives access to all accommodation. Laminate flooring. Ceiling light. Radiator. There is a large built in cupboard providing storage space. Access to the loft area. Electrics.



Lounge/kitchen *13' 3" x 12' 11" (4.04m x 3.94m)*

The open plan lounge/kitchen has a large window to the front of the property. The kitchen area is fitted with a range of modern wall and base units. Built under double oven with ceramic hob and hood over. Integrated fridge/freezer. Partial tiling to the wall. Laminate flooring. Radiator. Ceiling light. Coving. The room benefits from high ceiling which makes it light and airy.

Utility room *5' 9" x 4' 9" (1.76m x 1.44m)*

The utility room is accessed from the lounge and has been fitted with the same wall and base units with contrasting work surface and splash back. Inset sink with mixer tap and drainer. Space for washing machine. Window to the front of the property. Tiling to the floor and walls.





Bathroom 7' 2" x 6' 9" (2.18m x 2.06m)

The spacious bright bathroom comprises: vanity with wash hand basin, push button WC and bath with centre mixer tap and electric shower over. Tiling to the walls and floor. Radiator. Ceiling light. Opaque window to the front of the property.

Bedroom 13' 3" x 11' 5" (4.04m x 3.48m)

This really spacious room has a window to the front of the property. Carpet. Ceiling light. Radiator. The room benefits from a large double walk in wardrobe providing hanging and shelving space.

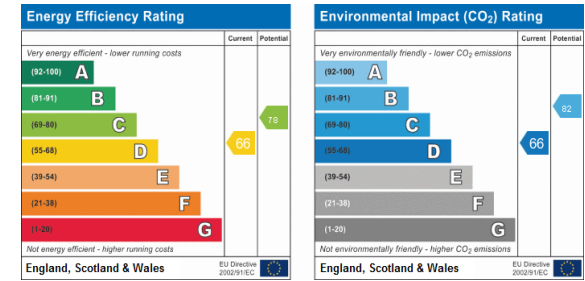
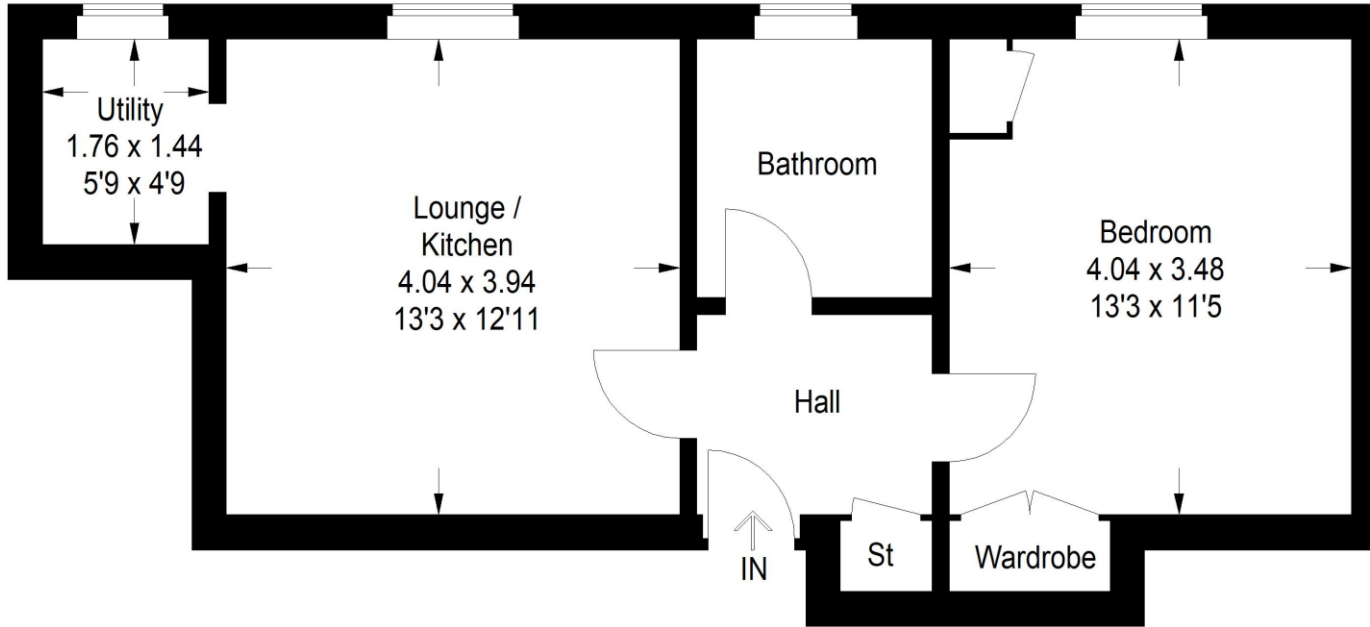
Externally

The flat sits on the main street in Broxburn with all amenities on your doorstep. The bus stops for Edinburgh and Livingston are just outside. This really is ideally placed.



25A West Main Street

Approximate Gross Internal Area
44.2 sq m / 476 sq ft



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

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

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

