



- Terraced House
- Neutral Decor Throughout
- 3 Bedrooms
- Modern Fitted Kitchen With White High Gloss Units
- Modern Shower Room
- Enclosed Gardens Front & Rear

**Alba Property View ...**

*"Spacious family home decorated with neutral décor and located within one of West Lothians most desirable areas. Early viewing advised"*





Alba Property are delighted to offer for sale this spacious, well appointed terraced house located within the highly desirable village of Dechmont, West Lothian. This delightful home offers accommodation over 2 levels and gardens to both front and rear. Decorated in fresh décor throughout and in move in condition with upgraded kitchen and shower room. Gas central heating and double glazing assure all year-round comfort.

### Accommodation

#### Entrance Hallway *13' 7" x 6' 5" (4.14m x 1.95m)*

The entrance hallway gives access to the lounge and kitchen. Stairs give access to the upper landing. Under stair storage area which would also make an ideal work from home area. Stainless steel wall radiator.

#### Lounge/Diner *20' 9" x 13' 9" (6.32m x 4.19m)*

Well proportioned lounge/diner which makes the perfect spot for entertaining guests and relaxing in an evening. Decorated in fresh neutral hues. An abundance of natural floods the room from the window to front and French doors which overlook the rear garden. Ceiling spotlights and lights to the skirting boards finish the look perfectly. A unique fish tank incorporated within the wall makes a real statement. Laminate flooring.

#### Kitchen *11' 2" x 7' 6" (3.40m x 2.28m)*

The modern kitchen is fitted with a good range of base and wall mounted white high gloss units and complementary splashback tiling to walls. Integrated oven, hob, hood, microwave e and fridge/freezer. The breakfast bar is ideal for casual dining. Door to the rear garden. Laminate flooring.

#### Upper Landing

The upper landing gives access to the three bedrooms and bathroom. Hatch to the loft space.





**Bedroom 1** 12' 2" x 10' 6" (3.71m x 3.20m)

Spacious, bright double bedroom with ample space for free standing bedroom furniture. Window to front and fitted carpet.

**Bedroom 2 (inc wardrobes)** 14' 0" x 8' 3" (4.26m x 2.51m)

Second double bedroom with fitted mirror wardrobes with sliding doors to one wall. Window overlooks the rear. Fitted carpet.

**Bedroom 3 (inc cupboard)** 9' 9" x 8' 9" (2.97m x 2.66m)

Generous third bedroom with window to front. Fitted storage cupboard and fitted carpet.



**Shower Room** 7' 8" x 4' 5" (2.34m x 1.35m)

Completing this wonderful home is the contemporary shower room with double shower, white w.c and sink with white high gloss vanity unit which is complemented by the attractive light grey tiling to walls.

**Externally**

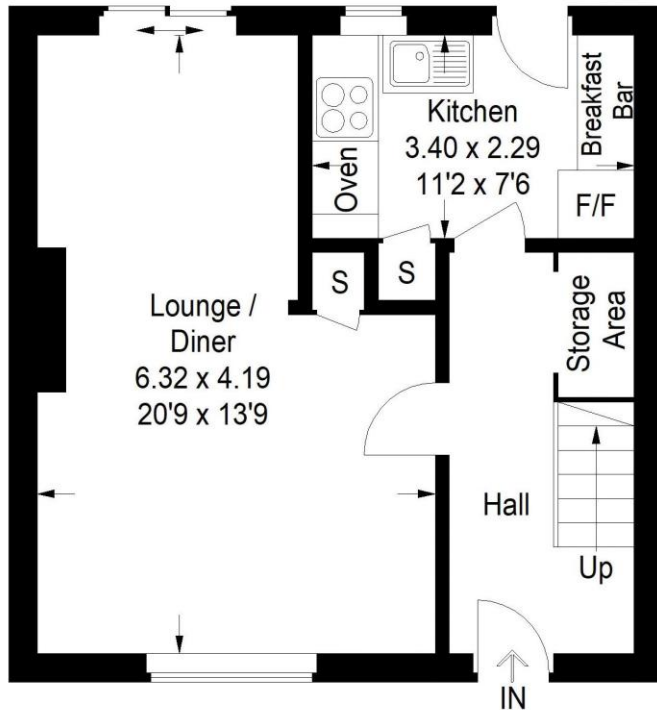
The fully enclosed landscaped garden to rear enjoys a lovely decked area for enjoying meals al fresco and hosting garden parties. The garden also has a lawned area and a pond. The garden shed is included within the sale price. The front garden is also enclosed and is laid to lawn with trees and shrubs.



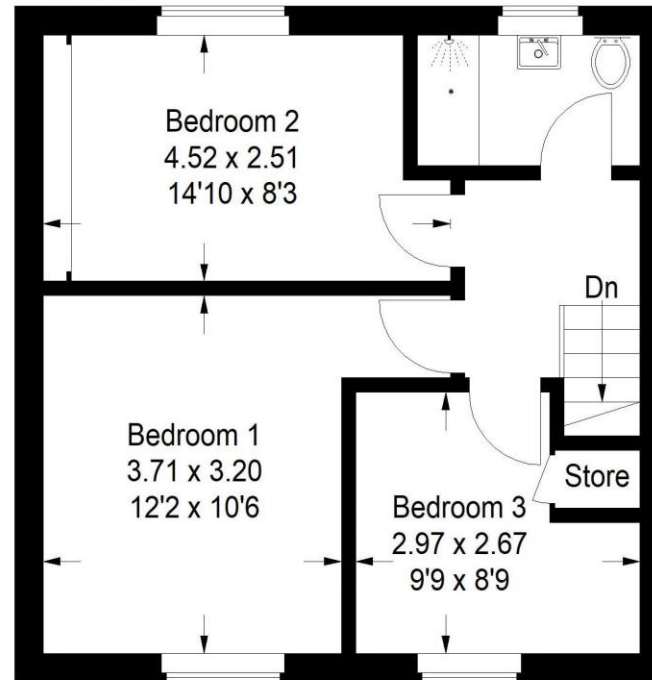


# 39 Craiglaw

Approximate Gross Internal Area  
81.3 sq m / 875 sq ft



Ground Floor



First Floor

## Extras (Included in Sale)

All floor coverings, light fittings, blinds, integrated oven, hob, hood, fridge/freezer, free standing washing machine and garden shed.

## 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](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.



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