



- Mid Terraced House
- Great Room Proportions Throughout
- 2 Double Bedrooms (Originally 3 Beds)
- Spacious Lounge/Diner
- Kitchen/Diner
- Rear Porch/Utility & Gardens

**Alba Property View ...**

*"Great room proportions and private gardens to both front and rear. An ideal family home"*



Alba property are delighted to present for sale this spacious mid terraced home located within the highly popular Broxburn area of West Lothian. The property requires some cosmetic upgrading which is reflected within the competitive asking price. Accommodation consists of bright and airy lounge/diner, spacious kitchen with open plan dining, rear porch/utility, two generous double bedrooms (this property was originally a three bedroom and could easily be converted back) and shower room. An ideal family home with enclosed gardens to both front and rear, electric heating and double glazing.

### Accommodation

#### **Entrance Hallway (inc stairs)** 16' 7" x 6' 1" (5.05m x 1.85m)

Inviting entrance hallway with carpeted staircase that leads to the upper landing. Door gives access to the lounge. Handy storage cupboard which houses the electrics.

#### **Lounge** 16' 2" x 11' 9" (4.92m x 3.58m)

Elegantly proportioned lounge with window to front which allows an abundance of light to flood the room. Door gives access to the kitchen/diner. Carpet.

#### **Kitchen/Diner** 18' 3" x 9' 8" (5.56m x 2.94m)

Fitted kitchen fitted with a wide range of base and wall mounted units and complementing worktops. Ample space for a family sized table and chairs for enjoying family meals and entertaining guests. Patio door gives access to the rear porch. Window overlooks the rear garden.

#### **Porch/Utility** 7' 3" x 6' 7" (2.21m x 2.01m)

The rear porch lends itself perfectly as a utility room and benefits from base units. Door gives access to the rear garden. Vinyl flooring.





### Upper Landing

The upper landing gives access to the bedrooms and the shower room. Hatch to the loft space with Ramsay ladder. Carpet.

### Bedroom 1 *18' 3" x 12' 10" (5.56m x 3.91m)*

Bright and airy large double bedroom with two windows to front. Fitted bedroom furniture and fitted carpet.

### Bedroom 2 *13' 1" x 11' 6" (3.98m x 3.50m)*

Second generous double bedroom again with built-in bedroom furniture. Window to rear. Fitted carpet.

### Shower Room *6' 3" x 6' 3" (1.90m x 1.90m)*

The shower room completes the accommodation and comprises of white w.c, sink and shower cubicle. Black and grey tiling to walls and fitted carpet. Window to rear.

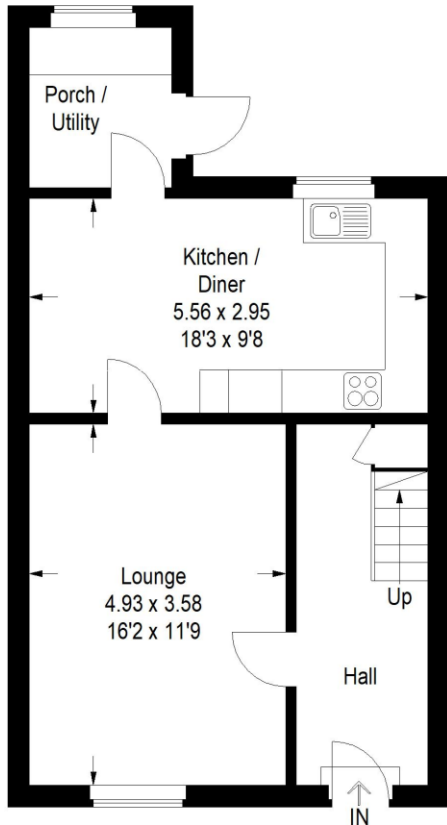
### Externally

This fantastic family homes offers gardens to front and rear. The front garden is paved for easy maintenance. The fully enclosed rear garden is also paved and is the perfect spots for enjoying the summer months. The garden shed is included within the sale price.

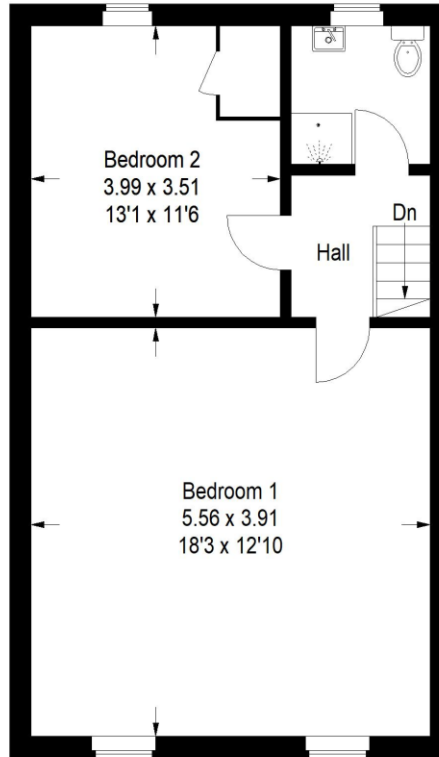


# 51 Hillview Avenue, Broxburn

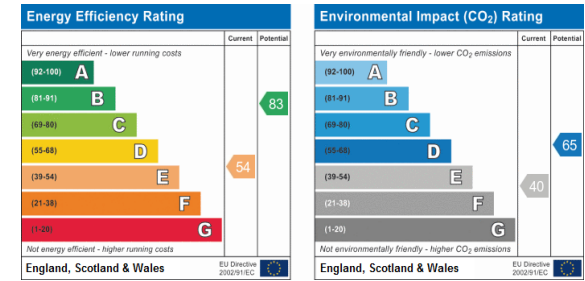
Approximate Gross Internal Area = 104.7 sq m / 1127 sq ft



Ground Floor



First Floor



### Extras (Included in Sale)

All floor coverings, light fittings, window coverings, integrated oven, hob, hood, washing machine, fridge/freezer (no warranty)

### Area

Broxburn offers all the amenities you might expect from a small commuter town in terms of nurseries, primary schools, secondary schooling, doctors and dental practices. There are also supermarkets, shops, bars and restaurants. There are good bus services into Edinburgh and Uphall Train station is only 3 miles away, which offers regular services to both Edinburgh and Glasgow. The M8/M9 motorway networks are also only minutes away.

### 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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