



- Semi Detached House
- 4 Bedrooms
- Modern Fitted Kitchen
- Bright & Airy Loune
- Family Bathroom & Cloakroom
- Large Gardens - Kerb Lowered for a Driveway

**Alba Property View ...**

*"Flexible living accommodation, large gardens and great storage are just some of the highlights of this family home"*



Alba Property are delighted to present to the market this spacious semi-detached family home house which sits within fully enclosed large, well-kept gardens to both front and rear. This spacious family home offers great storage, bright and airy, lounge, stylish fitted kitchen, four generous bedrooms, family bathroom and handy downstairs cloakroom. This fantastic home further benefits from lowered kerb to front to allow a driveway and gas central heating and double glazing that ensures all year-round comfort.

#### **Entrance Hallway**

The entrance hallway gives access to the lounge and bedroom four. The carpeted staircase gives access to the upper landing. Under stair storage cupboard and further cupboard which is perfect for shoes and coats.

#### **Lounge** 16' 5" x 11' 2" (5.00m x 3.40m)

The elegantly proportioned lounge has a large window to the front allowing an abundance of natural light to flood the room. Decorated in neutral hues and a lovely room to relax in an evening. Door gives access to the rear hallway. Fitted carpet.

#### **Rear Hallway** 8' 2" x 3' 2" (2.49m x 0.96m)

The rear hallway gives access to the kitchen and cloak room. Door to the rear garden.

#### **Kitchen** 10' 3" x 7' 8" (3.12m x 2.34m)

Fitted with a wide range of stylish base and wall mounted units, complementing worktops and crisp white splash back tiling to walls. Integrated oven, hob and hood. Space for a free-standing washing machine. Window to rear.

#### **Cloakroom** 4' 6" x 2' 7" (1.37m x 0.79m)

This useful downstairs cloakroom comprises of w.c and sink. Window to rear.

#### **Bedroom 4** 10' 5" x 10' 3" (3.17m x 3.12m)

Double bedroom with window to rear and fitted wardrobe. A very versatile room which would also work perfectly as a work from home office, playroom or dining room. Fitted carpet





### Upper Landing

The upper landing gives access to three further bedrooms and the family bathroom. Window allows natural light. Hatch to the loft space.

### Bedroom 1 *14' 1" x 8' 1" (4.29m x 2.46m)*

Generous double bedroom with fitted wardrobe and window to front. Ample space for additional free-standing bedroom furniture. Fitted carpet.

### Bedroom 2 *11' 0" x 10' 6" (3.35m x 3.20m)*

Further double bedroom decorated in neutral tones with two fitted wardrobes. Fitted carpet. Window to rear.

### Bedroom 3 *13' 7" x 9' 8" (4.14m x 2.94m)*

Another generous double bedroom again with fitted wardrobe. Window to rear. Fitted wardrobe.

### Family Bathroom *7' 8" x 5' 1" (2.34m x 1.55m)*

Completing the accommodation is the family bathroom with window to rear.

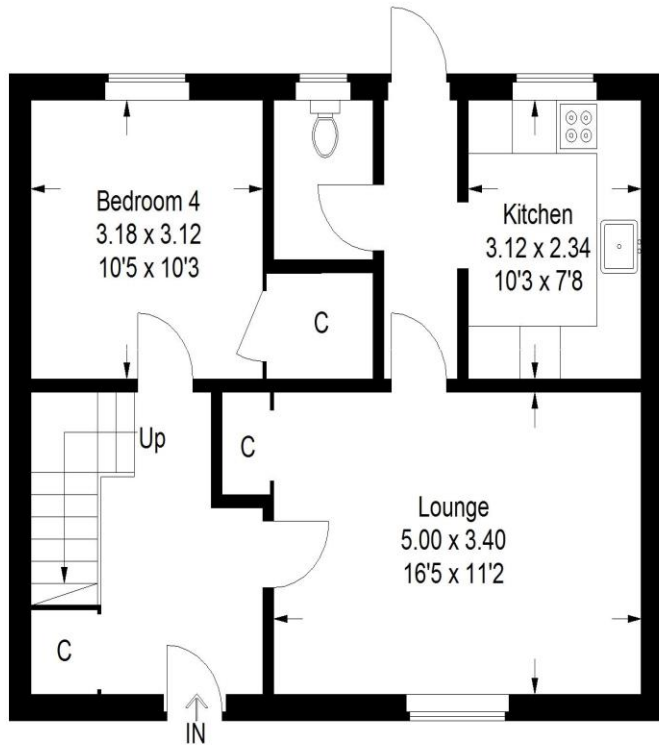
### Externally

This splendid home offers fantastic gardens to front and rear. The fully enclosed front garden is laid to lawn with a chipped area and the kerb has been lowered to allow a driveway. The large rear garden lends itself perfectly to an extension (subject to required planning consents) due to its vast size. The rear garden is enclosed and laid to lawn, chipped with a paved patio area for enjoying the summer months.

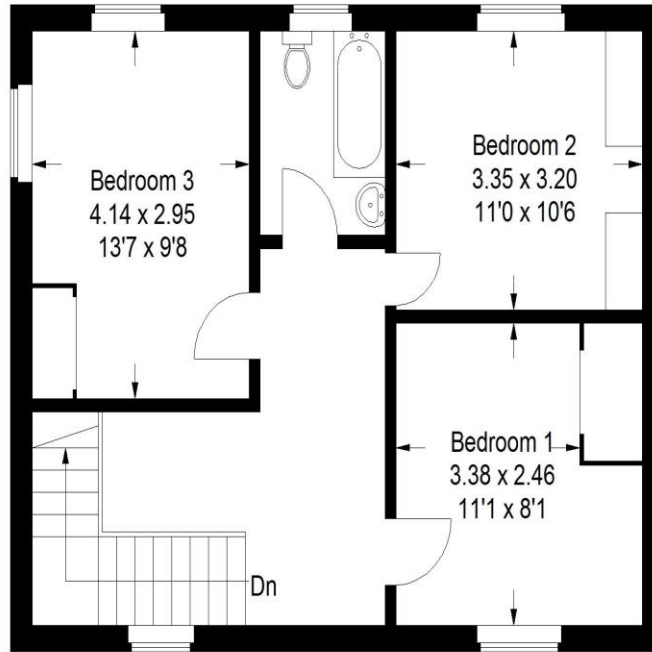


## 56 Henderson Crescent, Broxburn

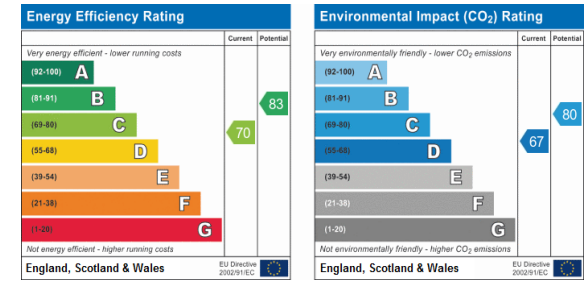
Approximate Gross Internal Area = 111.4 sq m / 1199 sq ft



Ground Floor



First Floor



### Extras (Included in Sale)

All floor coverings, blinds, curtains, integrated oven and hob.

### 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

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 appliance. No Warranty is implied or given.



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