



- Newly refurbished Mid Terraced House
- Fresh Neutral Decor - Beautifully Presented
- 3 Generous Bedrooms
- Stylish High Gloss Kitchen with Breakfast Bar & Utility
- Dual Aspect Lounge/Diner
- Gardens Front & Rear

Alba Property View ...

"Bright, stylish, newly refurbished home-perfect for any first-time buyer or growing family"



Alba Property are delighted to present to the sales market this immaculate, newly refurbished home which has gone a complete makeover including a new kitchen, bathroom, wiring, plumbing, new quality flooring throughout, fully plastered and redecorated. This stunning property makes a fantastic first-time purchase or home for a growing family. Located within the highly desirable Broxburn area of West Lothian which is great for commuters. Accommodation comprises of dual aspect lounge/diner, stylish fitted kitchen with light grey high gloss units, utility, three generous bedrooms and family bathroom. Externally the property offers gardens to front and rear. Gas central heating and double glazing ensure all year-round climate efficiency. Early viewing highly advisable.

Accommodation

Entrance Hallway

The bright entrance hallway gives access to the lounge and a carpeted staircase gives access to the upper landing.

Lounge/Diner 18' 5" x 11' 0" (5.61m x 3.35m)

Elegantly proportioned lounge with dual aspect windows which allow an abundance of natural light. Ample space for a dining table and chairs. Door gives access to the kitchen. Laminate flooring. Decorated in neutral tones.

Kitchen 12' 7" x 10' 5" (3.83m x 3.17m)

Modern, sleek fitted kitchen with light grey high gloss base and wall units, complementing worktops and a breakfast bar. Integrated oven, hob and hood. Space for a free-standing washing machine and fridge/freezer. Doors give access to the rear garden and the utility. Laminate flooring. Handy storage cupboard. Window overlooks the rear garden.

Utility 7' 7" x 6' 4" (2.31m x 1.93m)

Ideal laundry room but would equally make a fantastic work from home office. Door gives access to outside.

Upper Landing

The upper landing gives access to the three bedrooms and the family bathroom. Window to rear. Further storage cupboard.





Bedroom 1 (at widest) 12' 6" x 9' 4" (3.81m x 2.84m)

Double bedroom decorated in neutral hues and of great proportions. Ample space for free standing bedroom furniture. Window to front. Fitted carpet.

Bedroom 2 11' 0" x 9' 4" (3.35m x 2.84m)

Second double bedroom with window to front. Space for free-standing bedroom furniture. Fitted carpet

Bedroom 3 9' 0" x 7' 9" (2.74m x 2.36m)

The third bedroom over looks the rear garden. Storage cupboard. Fitted carpet.



Family Bathroom 6' 3" x 5' 5" (1.90m x 1.65m)

The family bathroom completes the accommodation and comprises of white w.c, sink with white high gloss vanity unit and bath with shower incorporated above. Attractive wall board and a black towel rail completes the look perfectly.

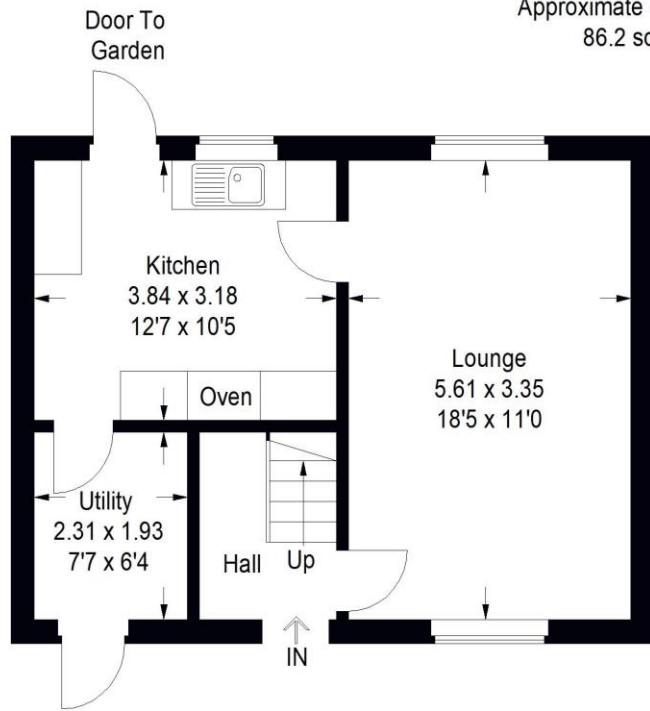
Externally

The property offers generous gardens to both front and rear. The front and rear gardens are laid to lawn for easy maintenance. The rear garden also has a paved patio for enjoying the summer months. The garden shed is included within the sale price.

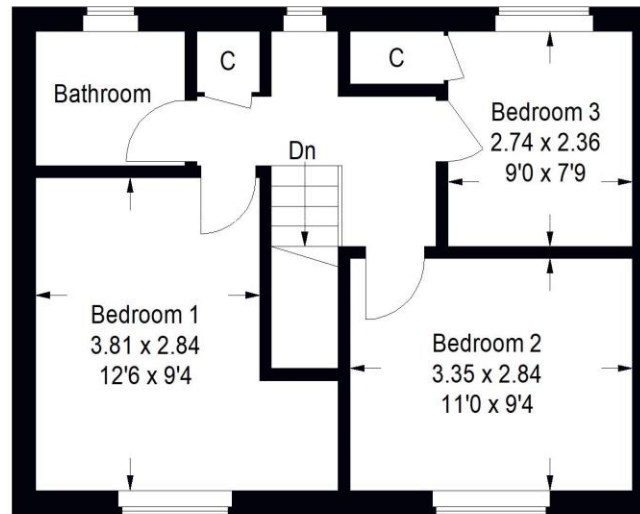


49 Craigeaton, Broxburn

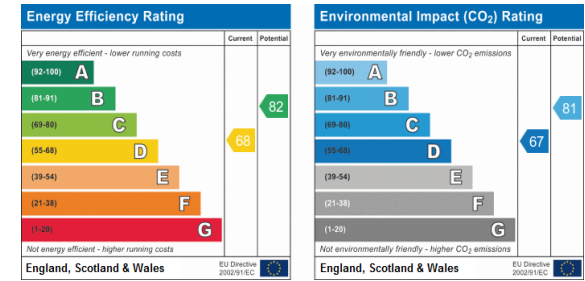
Approximate Gross Internal Area
86.2 sq m / 928 sq ft



Ground Floor



First Floor



Extras (Included in Sale)

All floor coverings, light fitting, integrated oven, hob and garden shed. The free-standing washing machine is available by a separate negotiation.

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 appliances. No Warranty is implied or given.



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