



- Semi Detached House - Beautifully Presented Throughout
- 4 Spacious Double Bedrooms
- Stylish Fitted Kitchen
- Bright & Airy Front Facing Lounge
- Modern Shower Room & Ground Floor Cloakroom
- Driveway & Great Gardens - Superb Family Home

### **Alba Property View ...**

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

**56 Henderson Crescent, Broxburn, EH52  
6EZ**

**Offers Over £208,000**



Alba Property are delighted to present to the sales market this beautifully presented semi-detached family home which sits within well-kept gardens to both front and rear. This move-in ready home has been thoughtfully upgraded by the current owner and boasts modern interiors, spacious accommodation and great storage. Accommodation comprises of large entrance hallway, bright and airy, lounge, stylish fitted kitchen, four generous double bedrooms, sleek shower room and handy downstairs cloakroom. This fantastic property further benefits from a driveway to side and gas central heating and double glazing that ensures all year-round comfort.

## Accommodation

### Entrance Hallway

The inviting entrance hallway makes a great first impression and a real statement for this home. The hallway leads to the lounge and bedroom four. The carpeted staircase gives access to the upper landing. Under stair storage cupboard and an additional store 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 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.

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

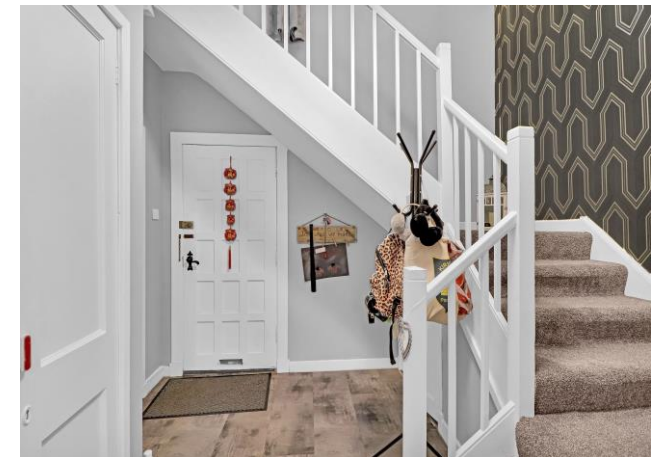
Stylish, well-equipped kitchen fitted with a wide range of base and wall mounted units, complementing worktops and striking splashback tiling to walls. Integrated oven, hob and hood. Space for a free washing machine and fridge/freezer. Window to rear.

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

Double bedroom with window to rear and built-in store. A very versatile room which would also work perfectly as a work from home office, playroom or dining room.

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

Conveniently located ground floor cloakroom with white w.c and sink. Window to rear.





### Upper Landing

The upper landing gives provides access to three further generous double bedrooms with fitted carpets for maximum comfort and the shower room Window allows natural light. Hatch to the loft space.

#### Bedroom 1 *13' 7" x 9' 8" (4.14m x 2.94m)*

A beautifully presented double bedroom brimming with natural light thanks to the two windows. Built-in storage with mirror sliding doors. Ample space for free-standing bedroom furniture.

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

Another generous double with built-in storage and space for additional free-standing bedroom furniture as required. Window overlooks the rear garden.

#### Bedroom 3 *11' 1" x 8' 1" (3.38m x 2.46m)*

Front facing double bedroom again with built-in storage, which is presented in fresh, neutral tones.



#### Shower Room *7' 8" x 5' 1" (2.34m x 1.55m)*

The shower room completes the accommodation and comprises of crisp white three-piece suite with w.c, wash hand basin with storage and double shower. Beautiful marble effect tiling to walls and stainless-steel towel rail completes the look perfectly.

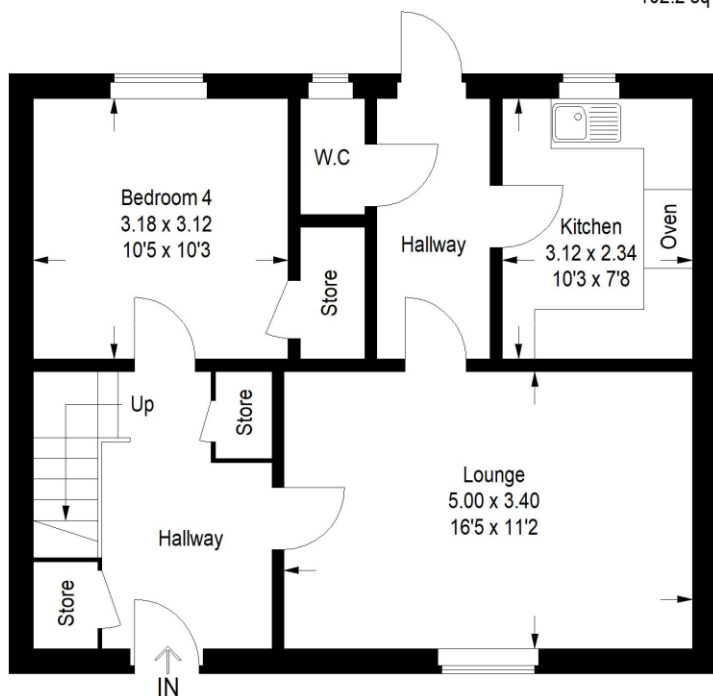
### Externally

Outside, this fantastic family home offers large garden to front and rear and a driveway to side offering off-street parking. The front garden is laid to lawn. The fully enclosed rear garden is also laid to lawn with a paved patio for relaxing and enjoying the summer months. The garden store is included within the sale price.

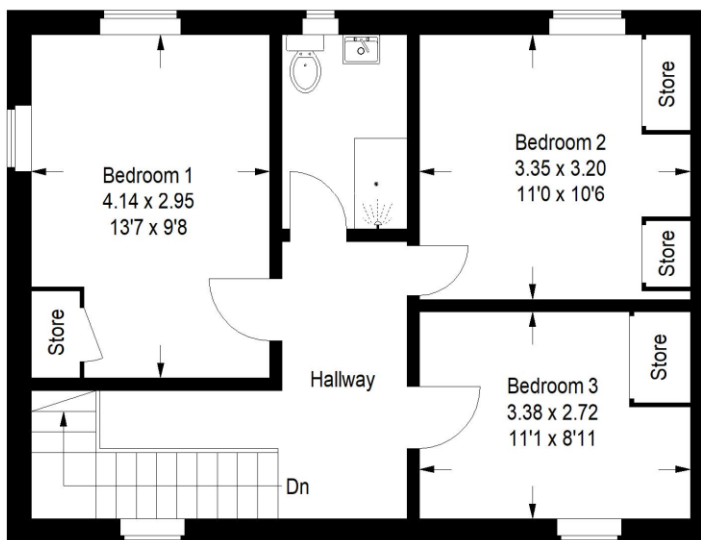


## 56 Henderson Crescent, Broxburn

Approximate Gross Internal Area  
102.2 sq m / 1100 sq ft



Ground Floor



First Floor

### Extras (Included in Sale)

All floor coverings, blinds, light fittings, integrated oven, hob and garden store.

### 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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