



- Extended End Terraced Cottage
- 3 Double Bedrooms
- En Suite Shower Room & Family Bathroom
- Modern Kitchen/Diner
- Open Plan Lounge/Kitchen/Diner
- Gardens & Parking for Several Cars

and spacious open plan living in a wonderful cottage full of charm"

**21 Roman Camp Cottages, Broxburn, EH52
5PJ**

Fixed Price £150,000



Alba Property are delighted to present to the market this rarely available extended end terraced cottage located within Roman Camp, Broxburn. This delightful cottage offers stylish open plan living and spacious accommodation over one level. This modern home provides the perfect semi-rural retreat located just on the outskirts of Broxburn town. Accommodation comprises of well-proportioned lounge, contemporary fitted kitchen, three double bedrooms, en suite shower room and family bathroom. Externally the property offers enclosed garden to the rear and parking for several vehicles to the front. Viewing highly advisable.

Accommodation

Kitchen/Diner 21' 8" x 8' 3" (6.60m x 2.51m)

Contemporary high gloss fitted kitchen with a wide range of base and wall mounted units and complementing dark grey splash back tiles to walls. Ample space for a table and chairs for enjoying family meals. Large storage cupboard. Open plan to the bright and airy lounge. Laminate flooring and ceiling spotlights.

Lounge 15' 8" x 13' 9" (4.77m x 4.19m)

Elegant lounge with an abundance of natural light from the window overlooking the rear garden. Decorated in neutral tones - a very relaxing room to enjoy a quiet evening. Laminate flooring.

Bedroom 1

The spacious master bedroom is decorated in neutral tones with a feature wall, enjoys an en suite shower room plus ample space for free standing bedroom furniture. Laminate flooring. Window to rear.





En Suite Shower Room 10' 1" x 2' 9" (3.07m x 0.84m)

The property has the added luxury of an en suite shower room with white w.c, wash hand basin and shower cubicle.

Bedroom 2 12' 3" x 9' 7" (3.73m x 2.92m)

Second double bedroom with brick feature wall. This wonderful room also has plenty of space for free standing bedroom furniture. Fitted carpet. Window to rear.

Bedroom 3 13' 0" x 9' 8" (3.96m x 2.94m)

Front facing double bedroom with space for free standing bedroom furniture. Fitted carpet.

Family Bathroom 8' 4" x 5' 9" (2.54m x 1.75m)

The family bathroom completes the accommodation. Comprising of white w.c , sink and bath with shower incorporated above. Crisp white tiling to walls and a co-ordinating dark vinyl floor.

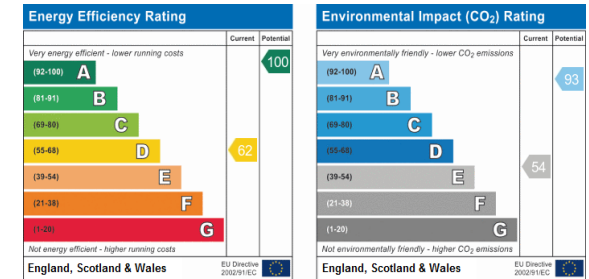
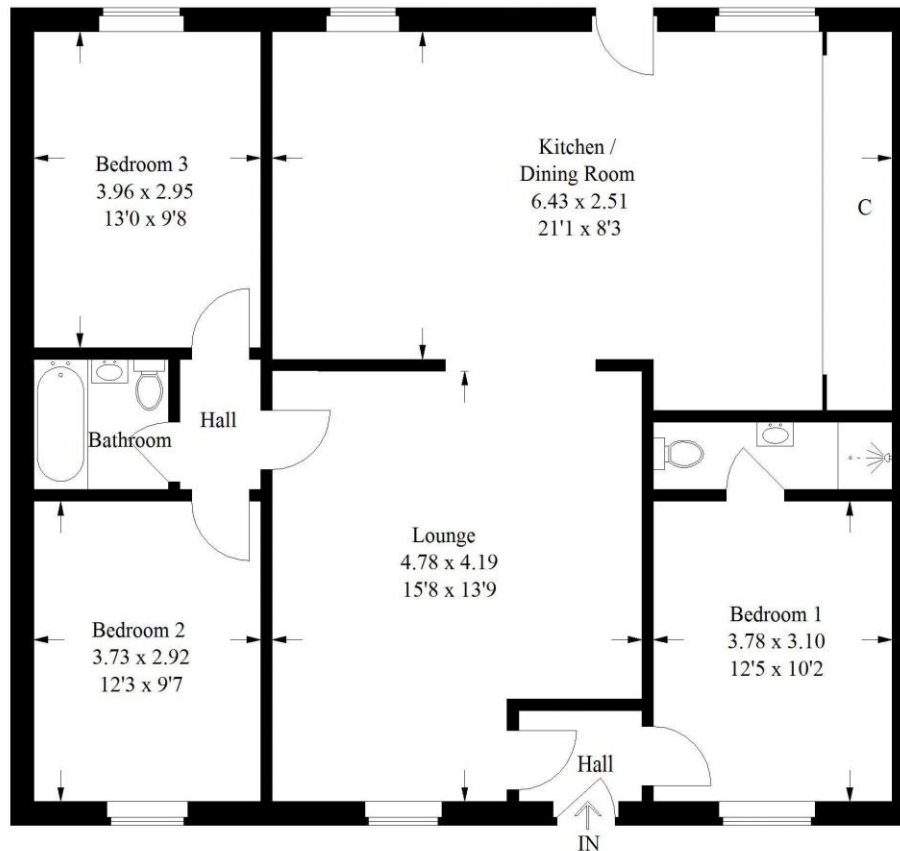
Externally

This delightful cottage offers enclosed rear garden which is mainly laid to lawn. The garden shed is included within the sale price. To the front the property offers off street parking for several vehicles



21 Roman Camp Cottages, Broxburn

Approximate Gross Internal Area
109.1 sq m / 1174 sq ft



Extras (Included in Sale)

All floor coverings, blinds, curtains, light fittings, integrated oven/hob and garden shed.

Area

Broxburn is an excellent commuter town with nurseries, primary schools, secondary schooling, doctors and dental practices. There are also supermarkets, shops, bars and restaurants. There is a great 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. Shopping malls and leisure can be found at nearby Livingston.

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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