



- Rarely Available Period Semi Detached Cottage
- 3 Generous Bedrooms
- Bright & Airy Lounge
- Front Facing Sitting Room/Bedroom 4
- Beautiful Large Gardens
- Workshop, Double Timber Garage & Large Driveway

Alba Property View ...

"Eldon has so much to offer. Set within wonderful private gardens this truly amazing home is bursting with character and offers flexible, spacious accommodation throughout"

**Eldon, 22, St. Johns Road, Broxburn, EH52
5QY**

Offers Over £260,000



Situated in the village of Broxburn, West Lothian on a large plot this truly wonderful 1910's, semi-detached property offers a rare opportunity to acquire a wonderful home bursting with charm and character with great space, light and outdoor living. This very special home offers flexible living accommodation over two levels and is perfectly placed for the commuter with easy access to Edinburgh, Glasgow and beyond. Accommodation comprises of entrance vestibule, spacious lounge, front facing sitting room or fourth bedroom, family bathroom, kitchen/diner, three further generous bedrooms and rear porch. The property is in need of some modernisation which is reflected within the competitive asking price but allows the new home owner the option to put their own stamp on it. The property further benefits from a multi car driveway, detached timber garage, workshop and expansive private gardens to the rear.

Accommodation

Entrance Vestibule 5' 3" x 4' 1" (1.60m x 1.24m)

Behind its welcoming exterior sits an ideal family home. On entering, the front door gives access to the entrance vestibule which in turn gives access to the entrance hallway. Beautiful, tiled floor.

Entrance Hallway

A grand entrance hallway with a striking wooden staircase which gives access to the upper landing. Door gives access to sitting room/bedroom four, lounge and the family bathroom.

Sitting Room (inc bay window) 16' 1" x 15' 10" (4.90m x 4.82m)

Elegant formal lounge provides ample space for a range of free-standing furniture and a picturesque bay window with sash and case window overlooks the front of this home and floods the room with an abundance of natural light. This would also make an ideal bedroom four.

Lounge 15' 9" x 15' 2" (4.80m x 4.62m)

Generous lounge with plenty of space for all the family to relax in an evening. Door gives access to the kitchen/diner. Window to rear. Handy store cupboard.

Kitchen/Diner (at widest) 16' 4" x 12' 7" (4.97m x 3.83m)

The spacious kitchen is fitted with a wide range of base and wall mounted units and ample worktop space. Space for a dining table and chairs for enjoying family meals. Two windows overlook the vast garden. Door to the rear porch.





Porch 5' 8" x 5' 7" (1.73m x 1.70m)

The rear porch is single glazed and provides access to the rear garden.

Family Bathroom 8' 3" x 6' 9" (2.51m x 2.06m)

The bathroom completes the ground floor accommodation and comprises of w.c, wash hand basin and bath. Window to rear.

Upper Landing

The upper landing gives access to three bedrooms.

Bedroom 1

An excellent sized double bedroom with built-in store. A light and airy room with large window to front. Fitted carpet.

Bedroom 2 17' 4" x 15' 7" (5.28m x 4.75m)

Large bedroom with window to front allowing an abundance of light. Ample space for free-standing bedroom furniture. Fitted carpet.

Bedroom 3 14' 4" x 8' 5" (4.37m x 2.56m)

Well-proportioned third bedroom with window to front. Fitted carpet.

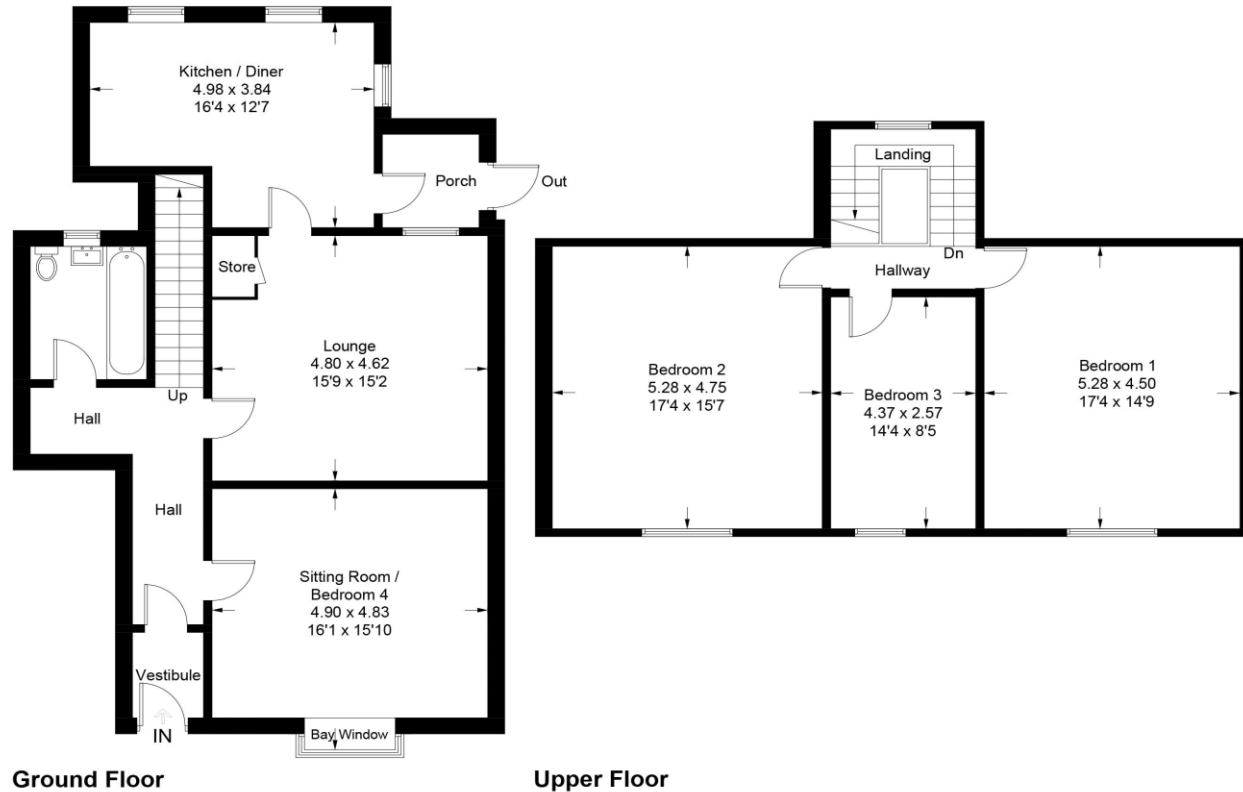
Externally

The stunning, well-kept gardens are laid to lawn with lovely trees and shrubs and offer the perfect spot for enjoying the summer months. The driveway to side offers ample space for several cars and leads to the detached wooden garage and workshop with power, water and light. The greenhouse shed is included within the sale price.



Eldon, 22 St. Johns Road, Broxburn

Approximate Gross Internal Area = 155.5 sq m / 1674 sq ft



Extras (Included in Sale)

All floor coverings, blinds, curtains, light fittings, free-standing cooker, washing machine, fridge/freezer and greenhouse (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

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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