



- Spacious Mid Terraced House
- 3 Double Bedrooms with Built-in Storage
- Modern Fitted Kitchen & Bathroom
- Generous Gardens Front & Rear
- Shared Driveway
- Fantastic Family Home

**Alba Property View ...**

*"Great outdoor space, upgraded kitchen and bathroom and 3 double bedrooms-a real must view property for any first-time buyer"*



Alba property are delighted to offer to the sales market this well-appointed mid terraced home. This fantastic property is located within the desirable area of Broxburn, West Lothian and offers bright and airy accommodation comprising of spacious lounge, cream high gloss fitted kitchen/diner, three generous double bedrooms all with built-in storage, and modern family bathroom. The property benefits from the modern comforts of gas central heating and double glazing. Externally the property boasts gardens to front and rear and a shared driveway to front offering off-street parking. A superb first-time purchase and early viewing is advisable.

### **Entrance Hallway**

The entrance hallway gives access to the lounge and family bathroom. Staircase gives access to the upper landing. Under stair storage cupboard. Hardwood flooring which also runs through to the lounge.

### **Lounge** 14' 1" x 13' 6" (4.29m x 4.11m)

A bright, spacious room decorated with neutral hues with a contrasting navy blue feature wall and electric fire which makes it the perfect room for cosy winter nights. Hardwood flooring finishes the look perfectly. Large window overlooks the generous front garden. Door gives access to the kitchen.

### **Kitchen/Diner** 14' 3" x 9' 1" (4.34m x 2.77m)

Stylish fitted kitchen with cream high gloss base and wall mounted units and a brick effect splashback tiling. Integrated oven, hob and hood. Ample space for a dining table and chairs. Door gives access to the garden. Complementing tiled floor.

### **Bathroom** 8' 5" x 6' 8" (2.56m x 2.03m)

The family bathroom completes the ground floor accommodation and comprises of white w.c, bath with shower incorporated above and wash hand basin with white high gloss vanity unit. Appealing tiling to walls and floor.





### Upper Landing

The upper landing gives access to the three bedrooms. An abundance of storage can be found from the two cupboards. Hatch to the loft space.

#### **Bedroom 1** 14' 7" x 9' 5" (4.44m x 2.87m)

Presented with fresh tasteful decor, this double bedroom offers built-in storage and space for additional free-standing furniture. Window to front. Fitted carpet.

#### **Bedroom 2** 12' 5" x 9' 1" (3.78m x 2.77m)

Second double bedroom of great proportions and built-in storage. Window to rear. Fitted carpet.

#### **Bedroom 3** 12' 4" x 9' 4" (3.76m x 2.84m)

Another large double again with built-in storage. Window to rear and fitted carpet.



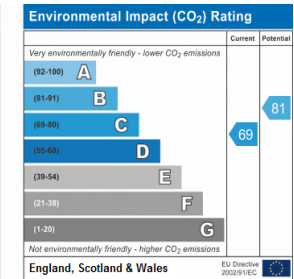
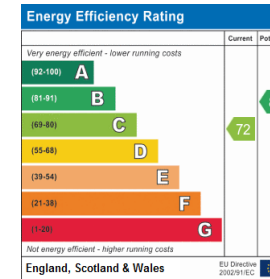
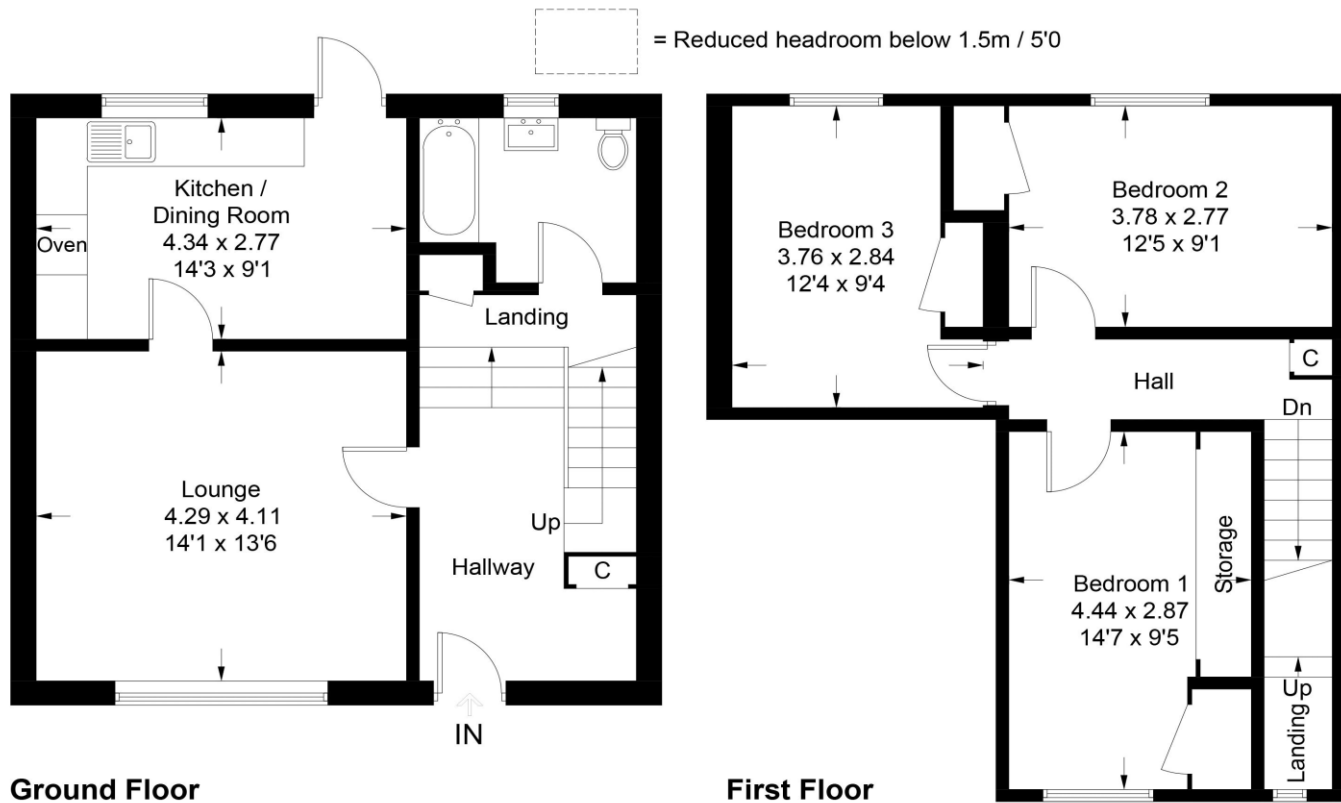
### Externally

This fantastic family home offers wonderful gardens to front and rear. The front garden is laid to lawn and benefits from a shared driveway for off-street parking. The rear garden is also laid to lawn and chipped and is a lovely spot for enjoying the summer months. The garden shed is included within the sale price.



# 36 Henderson Crescent, Broxburn

Approximate Gross Internal Area = 94.1 sq m / 1013 sq ft



## Extras (Included in Sale)

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

## 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.



**01506 500 999**

**www.AlbaProperty.co.uk**

**Call us to arrange a FREE home valuation. Our Guarantee – No Sale, No Fee.**



**Zoopa.co.uk**

