



**RE/MAX** PROPERTY



---

54 Greendykes Road, Broxburn,  
West Lothian, EH52 5BS

---



A fantastic, newly renovated, ground floor apartment close to local amenities. This walk-in property would make an ideal purchase for an individual, couple or investor. Lorna MacDonald and RE/MAX Property delighted to offer to the market this home in Greendykes Road, Broxburn, EH52 5BS.

The popular town of Broxburn in West Lothian offers an excellent range of shopping and leisure facilities, including a sports centre. There are local butchers, fishmongers and bakeries within walking distance of the property. The outdoors can be enjoyed with walks along the Union Canal and in the local Almondell and Calderwood Country Park. Primary and secondary schooling are also provided. Livingston is only a short drive away, where there are more shopping opportunities provided by a wealth of shops housed in The Centre and Designer Outlet. For the commuter, there is easy access to the central Scotland motorway network, rail links and Edinburgh airport is close by.

### **Entrance Hallway**

Entrance to the building is through a secure metal door with window, leading along the corridor to the wooden door of the property. The apartment has been newly renovated throughout. The modern décor begins with light grey painted walls and laminate to the floor. There are two generously sized cupboards for storage. One of the cupboards lends itself as a utility space, finished with continued laminate floor, white painted walls and housing a washing machine under a fitted black worktop, a ceiling light and sockets are also found in this space. Completing the hallway is a ceiling light, a smoke detector, intercom handset, a radiator and a power points.

### **Lounge Diner**

**4.780m x 3.481m (15'08" x 11'05")**

This inviting social space is decorated with laminate to the floor and light grey painted walls. The room can accommodate lounge and dining space. A window to the front of the property allows in lots of natural light. A ceiling light, a radiator, a smoke detector and power points also provided.



## **Kitchen**

**2.697m x 2.032m (8'10" x 6'08")**

The new, modern, kitchen has several wall and floor mounted units with grey gloss frontages which are complimented by black work surfaces and white tiled splashback. Light grey painted walls and continued laminate to the floor. There is a tall fridge freezer, an under counter oven and a four ring electric hob, and a stainless steel extractor hood which will be included in the sale. The sink area comprises of a chrome mixer tap over a white sink with drainer. A window to the front allows in natural light and is further complemented by a ceiling light. A heat detector and power points complete this room.

## **Primary Bedroom**

**3.114m x 3.489m (10'02" x 11'05")**

A wonderful room which is finished with light grey painted walls, and new carpet to the floor. The rear facing window allows in natural light and is complemented by a ceiling light. A built-in wardrobe provides an abundance of hanging and shelving space. A radiator and power points complete the room.

## **Shower Room**

**1.867m x 2.012m (6'01" x 6'07")**

The wet room shower room boasts a white gloss vanity unit with built in sink and back to wall toilet, and walk in shower space with electric shower. Finished with grey wet wall panelled walls and grey vinyl to the floor. A ceiling light, extractor fan and a chrome towel radiator are also provided.

## **External area**

There is bay parking available. Garden space, with drying whirly, can be found to the rear of the property.

## **Additional Items**

All fitted floor coverings and kitchen appliances mentioned, will be included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

## **VIEWING**

Arrange an appointment through RE/MAX Property on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

## **OFFERS**

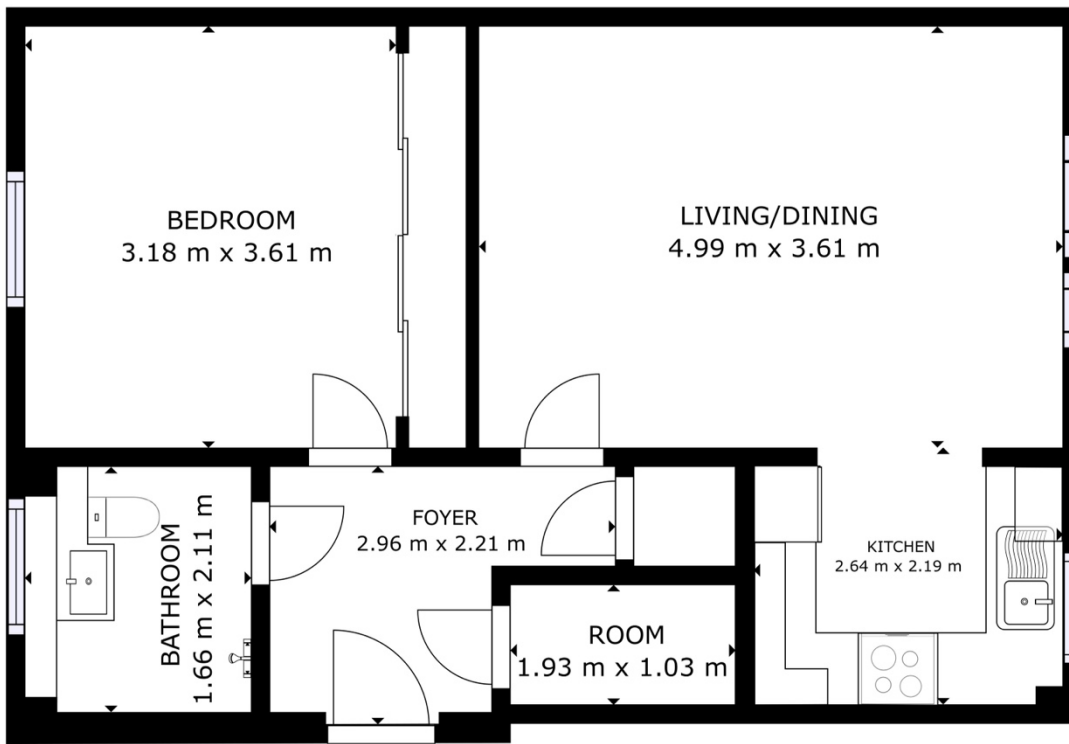
All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

## **INTEREST**

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

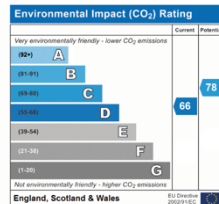
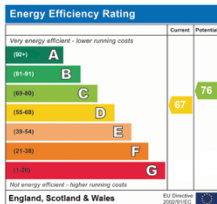






GROSS INTERNAL AREA  
FLOOR 1: 52.04 m<sup>2</sup>  
TOTAL: 52.04 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.



Lorna MacDonald  
07778 547461

lmacdonald@remax-scotland.net

**RE/MAX PROPERTY**

RE/MAX House, Fairbairn Road, Livingston, EH54 6TS  
T: 01506 418555 F: 01506 418899 E: info@remax-livingston.net

[www.remax-livingston.net](http://www.remax-livingston.net)