





McEwan Fraser Legal

Solicitors & Estate Agents

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28 Keith Gardens

BROXBURN, WEST LOTHIAN, EH52 6XR

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Broxburn is a town situated approximately five miles west of the city boundary and is a busy community, well served with every possible shopping facility including bank, building society and Post Office services. The library, sports centre, golf courses and swimming pool are also nearby. The Almondvale Shopping Centre, MacArthur Glen Retail Outlet, Asda Walmart and the new Elements Shopping Centre are also within easy reach by car. Residents may also wish to make the short journey to Edinburgh for the Gyle Shopping Centre. Here you will find a large shopping precinct providing every conceivable shopping outlet.

It is ideally situated for anybody wishing to travel to the neighbouring towns or for anybody working in Edinburgh itself. Broxburn is ideally located for easy access to the M8 to Glasgow, the City Bypass and Edinburgh Airport, there is also the added convenience of the rail link at Uphall. Near the property itself, there are lovely walks along the banks of the Union Canal.

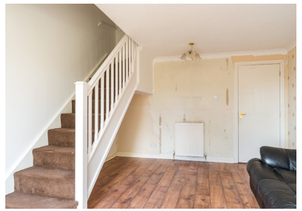
Part Exchange available. Two-bed Semi detached house. The property is in need of modernisation and has the potential to be a fantastic first time buyer or investor property.

The property itself consists of living room, offering various different furniture configurations and French doors leading onto the secure back garden. The kitchen comes complete with floor to ceiling units and has generous work space, a gas cooker, oven, space for fridge freezer and washing machine. On the upper landing can be found a generous sized bright master bedroom that also allows for free-standing furniture and good furniture configurations. The second bedroom is bright and airy. The family bathroom completes the property internally and has a bath, shower, wash hand basin and WC.

The secure back garden is said to lawn. The property also benefits from gas central heating and double glazing on street parking.





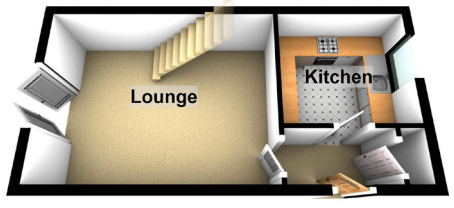


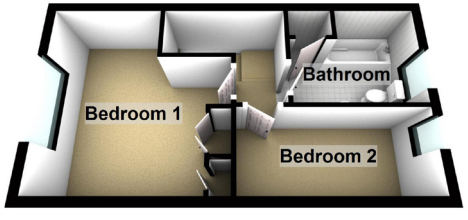





SPECIFICATIONS

FLOOR PLAN /
PROPERTY LOCATION /





APPROXIMATE DIMENSIONS
(Taken from the widest point)

Lounge	4.79m (15'9") x 3.63m (11'11")
Kitchen	2.71m (8'11") x 2.47m (8'1")
Bedroom 1	3.83m (12'7") x 3.62m (11'11")
Bedroom 2	3.60m (11'10") x 1.70m (5'7")
Bathroom	2.70m (8'10") x 1.70m (5'7")

GROSS INTERNAL FLOOR AREA (m^2) - 54 m^2

EPC - D

2 BED | 1 BATH | ON STREET

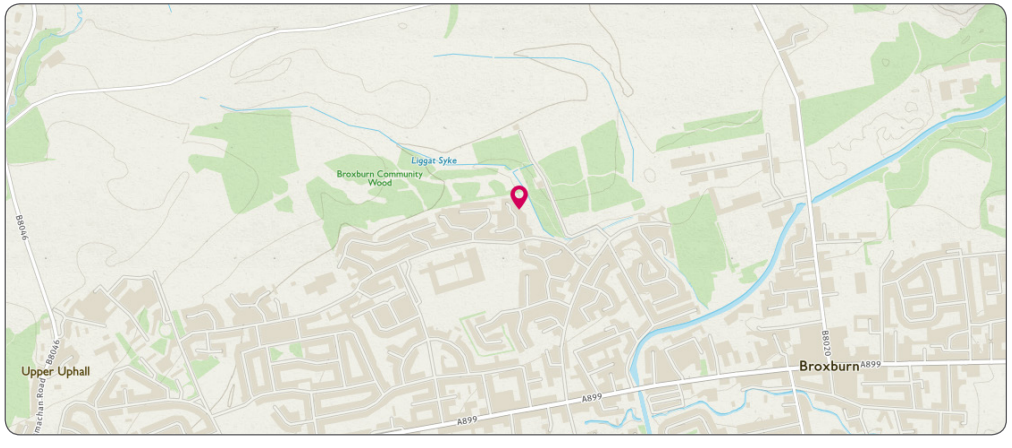


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Part Exchange Available

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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES
THE TIMES



Text and description
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