





McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

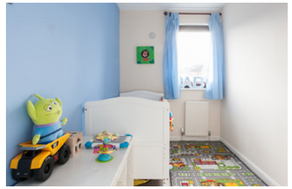
37 Galloway Crescent

BROXBURN, WEST LOTHIAN, EH52 6XW













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.

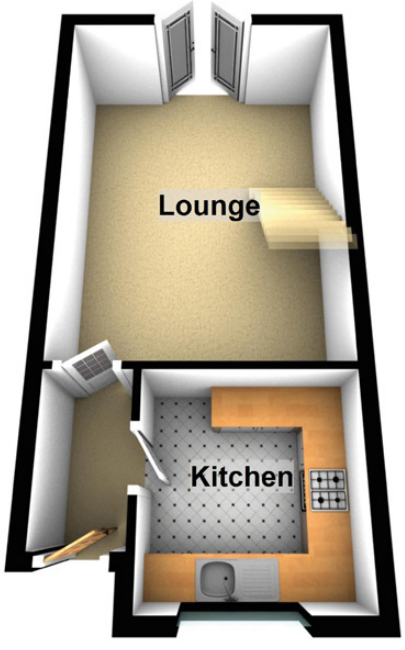
It is ideally situated for anybody wishing to travel to the neighbouring towns or for anybody working in Edinburgh itself. Broxburn is ideally located for easy access to the M8 to Glasgow, the City Bypass and Edinburgh Airport, there is also the added convenience of the rail link at Uphall. Near the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

Part Exchange available. McEwan Fraser Legal are delighted to bring to market this two-bedroom end terraced house. Great emphasis has been placed on the easily managed and free flowing space of the bright and fresh layout. On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living.

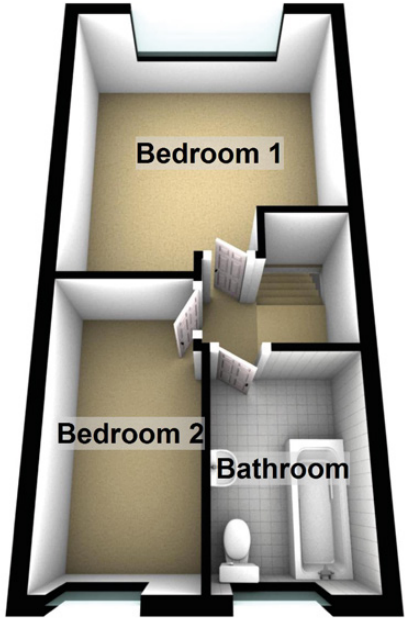
The property itself consists of a bright and airy living room, offering various different furniture configurations and French doors leading onto the secure back garden. The kitchen comes complete with floor to ceiling units and has generous work space, a gas cooker, oven, space for fridge freezer and 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, power shower, wash hand basin and WC.

The front garden is laid to lawn. The secure back garden has patio area, is also laid to lawn and comes complete with summer out house offering power and light. The property also benefits from gas central heating and double glazing.

Early viewing recommended.



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN DIMENSIONS MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	5.01m (16'5") x 3.63m (11'11")
Kitchen	2.59m (8'6") x 2.51m (8'3")
Bedroom 1	4.01m (13'2") x 3.63m (11'11")
Bedroom 2	3.49m (11'5") x 1.78m (5'10")
Bathroom	2.58m (8'6") x 1.75m (5'9")

Gross internal floor area (m^2) - $54m^2$

EPC Rating - C

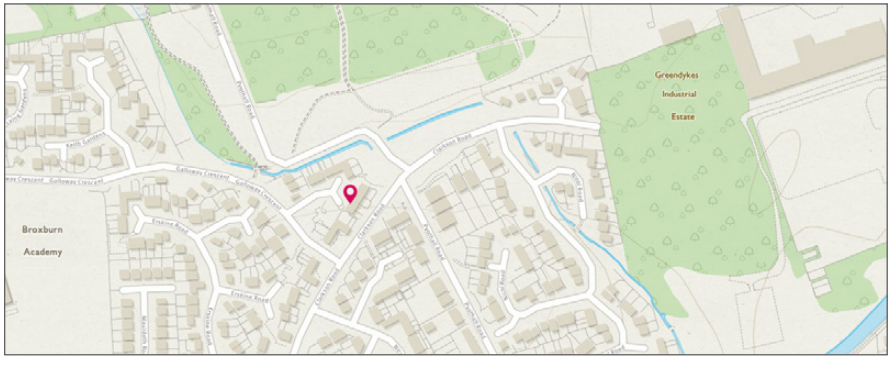


Image credit: https://www.ordnancesurvey.co.uk/osmaps/

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Part Exchange Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.

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



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