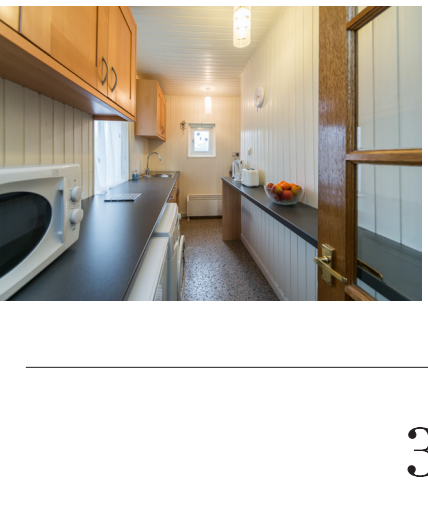


Traditional double upper flat

Within walking distance to the town centre of Broxburn







38A Union Road

Broxburn, EH52 6HR

Scan Here!

2 BED

1 BATH

LOCAL AMENITIES

ENERGY E EPC RATING

McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
0131 524 9797
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available

38A Union Road

Broxburn | EH52 6HR








THE LOCATION

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 banking, building society and Post Office services. The library, sports centre, golf courses and swimming pool are also convenient. The Almondvale Shopping Centre, MacArthur Glen Retail Outlet, Asda Walmart and the new Elements Shopping Centre are also within each reach by car. For really major stocking up, residents may 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.

THE PROPERTY

Superb opportunity to acquire this unique, traditional double upper flat, close to all amenities, schools and town centre. Access is to the rear of the building via an external staircase.

38A Union Road, offers the traditional features of high ceilings with the modern day comforts of gas central heating and double glazed windows. On entering the property the main hallway, provides access to the kitchen, bedroom, bathroom and lounge. The bright and spacious lounge is pleasantly located to the front of the property, with electric fire and surround. The lounge also offers ample room for small dining table and chairs. The kitchen features a range of modern floor and wall mounted units complete with free standing cooker. The family bathroom is fully fitted with a white three piece suite. The bedroom is located to the rear off the property and has a handy storage cupboard.

Journey upstairs and you will discover the second bedroom complete with built in bedroom furniture and storage within the eaves.

Generous storage can be found throughout the property, within the communal hallway there is also a private storage cupboard.

Externally there is a shared out building, private garden and shared drying area beyond.

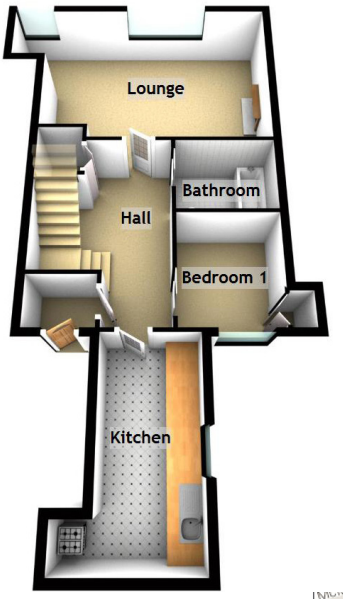














APPROXIMATE DIMENSIONS

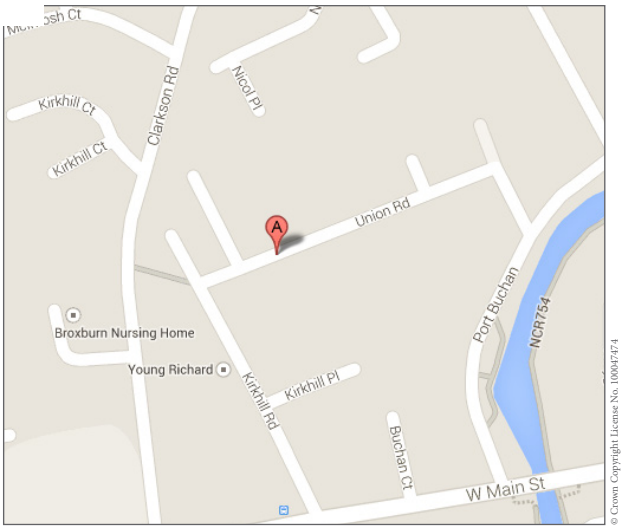
(Taken from the widest point)

Lounge	5.67m (18'7") x 3.94m (12'11")
Kitchen	3.50m (11'6") x 1.54m (5'1")
Bedroom 1	2.74m (9') x 2.36m (7'9")
Bedroom 2	5.23m (17'2") x 4.07m (13'4")

EXTRAS

(Included in the sale)

All fitted floor coverings, light fittings, window dressings and free standing cooker. There may be the opportunity to purchase additional items under separate negotiation.



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

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2013 — THE SUNDAY TIMES / THE TIMES

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2012 — THE SUNDAY TIMES / THE TIMES

Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

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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.

Disclaimer - 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 schedule 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.



Text and description
GILLIAN MUNRO
Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
EAMONN MULLEN
Designer