





McEwan Fraser Legal

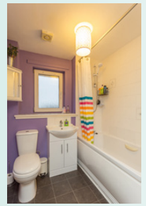
Solicitors & Estate Agents

0131 524 9797

30 Fivestanks Place

BROXBURN, WEST LOTHIAN, EH52 6BJ

30 FIVESTANKS PLACE





Broxburn is an ideal commuter base for those travelling to Edinburgh, Edinburgh Airport, Glasgow and other areas, by way of the excellent road and motorway networks. There remain large areas of agricultural land and open countryside in the area, allowing the enjoyment of pursuits such as cycling, horse riding and walks along the banks of the river Almond, the Union Canal, or through Almondell and Calderwood Country Park.

An excellent bus service links the town of Broxburn with Edinburgh and the surrounding districts, and a railway station in nearby Uphall provides regular access to Edinburgh and Glasgow. A choice of primary and secondary education is available locally. Excellent shopping can be found at the Gyle Centre (approx. 8 miles away) with Marks and Spencer, Morrison's supermarket and several other well-known retailers. The nearby town of Livingston also boasts comprehensive shopping and leisure facilities, local amenities are also available on your doorstep including a 25m swimming pool and sports centre.

We are delighted to bring to market this three-bedroom end terraced villa. Room dimensions are generous and it would easily cater for first-time buyer, investor or growing family.

The property in detail consists of entrance hallway with access to the bright and airy living room. This room offers a multitude of furniture configurations as well as generous storage. The kitchen with floor to ceiling units, gas cooker, electric oven, space for washing machine, fridge freezer and dining table as well as generous work space. Access can also be gained to the back garden from the kitchen.

On the upper level three good sized bedrooms with built-in storage all allow for great furniture configurations. Access to the very spacious attic can be found on the upper landing. The family bathroom completes the property internally, with electric shower over bath, wash hand basin and WC.

The front garden has been laid laid to lawn, the secure back garden is very low maintenance and comes complete with garden shed. The property also benefits from gas central heating, double-glazing good storage and driveway, on-street parking is also available. Early viewing of this property is recommended.









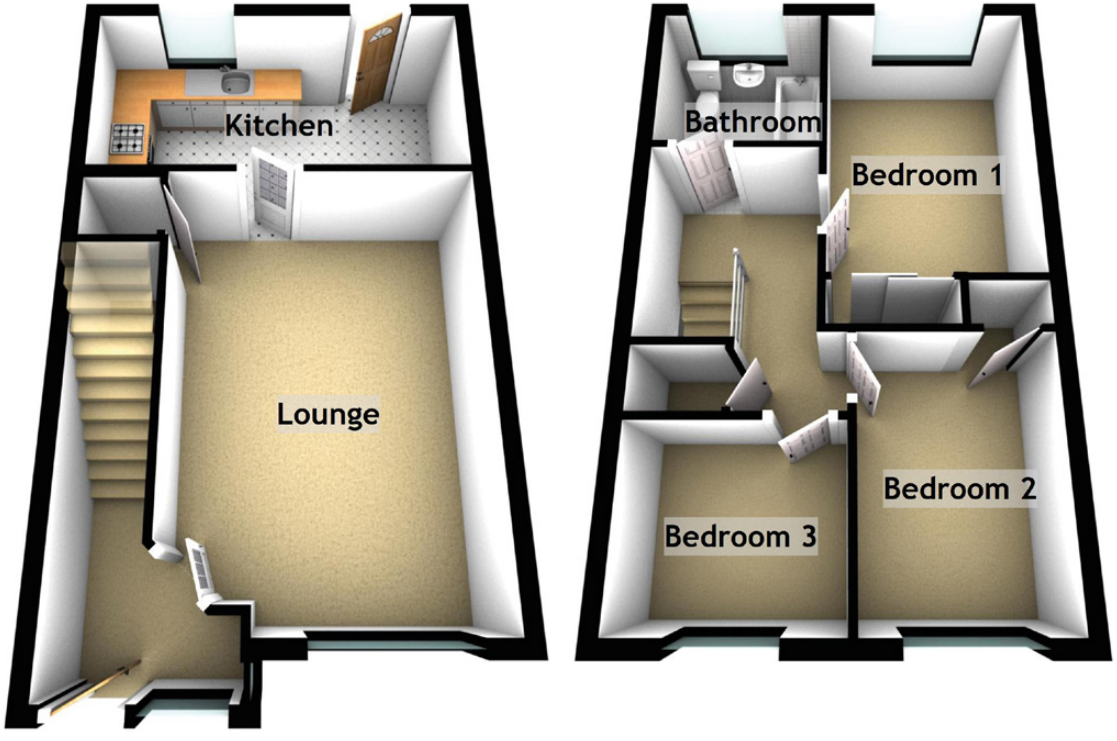












Approximate Dimensions
(Taken from the widest point)

Lounge	5.22m (17’2”) x 3.61m (11’10”)
Kitchen	4.67m (15’4”) x 2.30m (7’7”)
Bedroom 1	4.33m (14’3”) x 2.55m (8’4”)
Bedroom 2	3.11m (10’2”) x 2.21m (7’3”)
Bedroom 3	2.39m (7’10”) x 2.12m (6’11”)
Bathroom	2.05m (6’9”) x 1.93m (6’4”)

Gross internal floor area (m^2) - 73m^2

EPC Rating - C

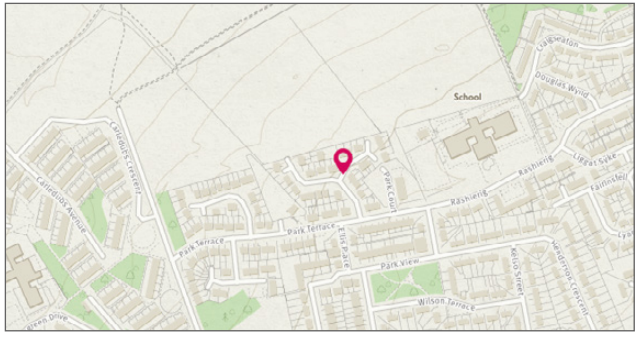


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Part Exchange Available

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