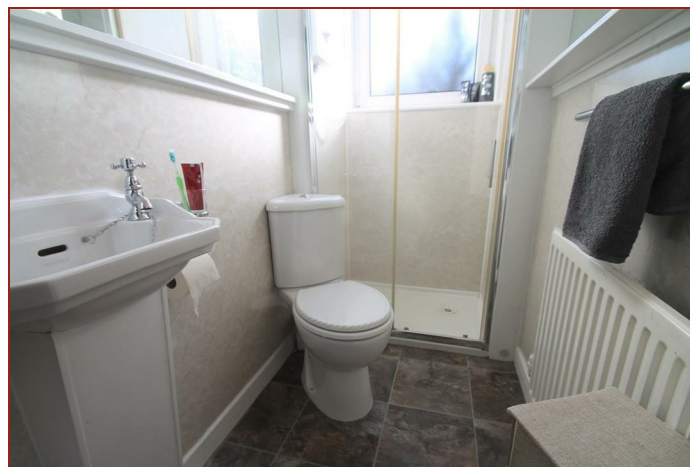






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These particulars, whilst carefully prepared, are not warranted. Prospective purchasers should make their own enquiries to confirm the details of this property.
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This semi detached, traditional cottage located close to the centre of Broxburn offers fantastic accommodation over two levels and a south facing Rear Garden. The flexible accommodation has been divided to provide space for family members to live separately whilst minor changes lend it to become one substantial family home. Internally the property includes four bedrooms, two public rooms (one with kitchen area), Kitchen, ground floor shower room, upstairs bathroom and study.

The cottage retains many original features and has fantastic potential as a family home with flexibility.

Ground Floor

The property is entered via a Vestibule which retains the original tiled floor, this opens into a welcoming central hall. The generous room to the front is currently used as a Bedroom but retains the door behind the wardrobes which links to the Sitting Room and could therefore be used as a public room with its fireplace and Edinburgh Press cupboard and wood flooring. The rear Lounge has a kitchen area, rear facing window overlooking raised decked area and wood flooring. The ground floor Shower Room completes this "separate apartment." The Sitting Room to the rear offers a bright, spacious public room with fireplace and wood flooring. Stairs lead to upper accommodation. Kitchen provides a good range of base and wall mounted units. The Garden can be accessed via side facing door.

First Floor

Spacious landing provides access to three Bedrooms (one currently used as a Dressing Room) Bathroom and Study.

Externally

Fully enclosed , low maintenance Front Garden. The south facing Rear Garden is laid to lawn and has an elevated decked area. Parking for several cars.

