

4 Greendykes Road, Broxburn, EH52 5AG

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38 Main Street, Broxburn, West Lothian EH52 6LD Offers Over £118,500

A fabulous opportunity to acquire a stylish, immaculately presented South facing two bedroom upper cottage flat set within the tranquil Village of Dechmont. This exceptionally impressive cottage flat exudes an inviting and welcoming atmosphere and offers the buyer a characterful home with spacious accommodation. The property boasts modern fitted Kitchen and Bathroom, double glazing and gas central heating.

The principal accommodation comprises welcoming reception hall with Attic Hatch with Ramsay Ladder leading to floored attic storage, a well proportioned Lounge with large south-facing windows. The Kitchen offers a generous range of base and wall mounted units. The two well proportioned double bedrooms are accessed from the reception hall. The modern bathroom offers white three piece suite with separate shower enclosure. The property further benefits from shared paved access area and rear garden ground and unrestricted on street parking lies to the front of the property.

Dechmont is an incredibly popular area which offers a charming setting with country walks and cycle paths on the doorstep. Road links and main line train links to both Edinburgh and Glasgow also lie within a short distance of the property. Early viewing is highly recommended.



Entrance

The property is entered via double UPVC glazed door leading to internal carpeted staircase which leads to upper level.

Upper Hall

Stylishly decorated the upper hall offers Attic hatch leading to floored attic space via Ramsay Ladder.

Lounge

15' x 12'3" (4.57m x 3.73m)

A well proportioned room offering south facing light allowing an abundance of natural light to the room. Bold decor and light toned laminate flooring.

Kitchen

10'5" x 6'3" (3.18m x 1.91m)

Offering a range of base and wall mounted units with complimentary work-surfaces and tiled backdrop. Gas hob and electric oven with stainless steel extractor hood. Free standing fridge-freezer, dishwasher and washing machine are included. Stainless steel sink set below window.

Bathroom

8'1" x 6'4" (2.46m x 1.93m)

Featuring modern white three piece suite comprising bath, pedestal wash hand basin and WC. Separate shower enclosure with electric shower. Opaque window.

Bedroom One

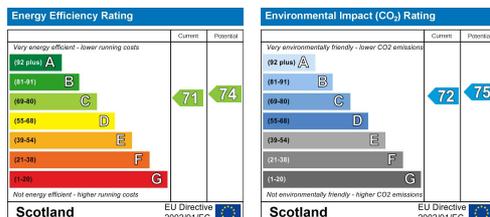
13'9" x 11'2" (4.19m x 3.40m)

A well proportioned room with ample space for a range of free standing furniture. Large window offering south facing light which encases the room in bountiful light. The room offers neutral decor and carpeting.

Bedroom Two

10'5" x 10'3" (3.18m x 3.12m)

The second double bedroom is located to the rear and offers stylish decor with complimentary carpeting. Rear facing window.



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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