



**70 Carledubs Avenue, Uphall, West Lothian EH52 6TE**  
**Offers Over £94,000**



4 Greendykes Road, Broxburn, EH52 5AG

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Spacious family home located in a well established, popular residential area close to local amenities. Enjoying an open outlook to the rear, open green spaces , south facing garden and ample on street parking close by.

Accommodation consists of a well proportioned Lounge, perfect for entertaining and family life, a generous Breakfasting Kitchen, three double Bedrooms and family Bathroom. The property further benefits from double glazing and gas central heating. Early viewing is recommended.

#### Entrance Hall

Entered via door with glazed insert and window to the side. Under stair storage area. Vinyl flooring.

#### Breakfasting Kitchen

11'6 x 10'5 (3.51m x 3.18m)

Wide range of base and wall mounted units. Free standing cooker, fridge freezer, tumble drier and washing machine. Window to the front. Space for dining. Vinyl flooring.

#### Lounge

15'5 x 13'11 (4.70m x 4.24m)

Bright public room with large south facing window. Carpeted flooring.

#### Rear Hall

Door to Rear Garden. Carpeted flooring. Large walk in cupboard with light ( 9'8 x 3'2 )

#### Upper Hallway

Carpeted stairs and landing.

#### Bedroom One

15'6 x 8'5 (4.72m x 2.57m)

Large rear facing window with views to The Pentland Hills. Carpeted flooring.

#### Bedroom Two

12'6 x 8'10 (3.81m x 2.69m)

Rear facing window. Carpeted flooring.

#### Bedroom Three

11'9 x 10' (3.58m x 3.05m)

Front facing window. Cupboard. Carpeted flooring.

#### Bathroom

8'6 x 6'5 (2.59m x 1.96m)

Three piece suite suite with shower above bath. Window to the front. Walk in cupboard which houses the boiler. Vinyl flooring.

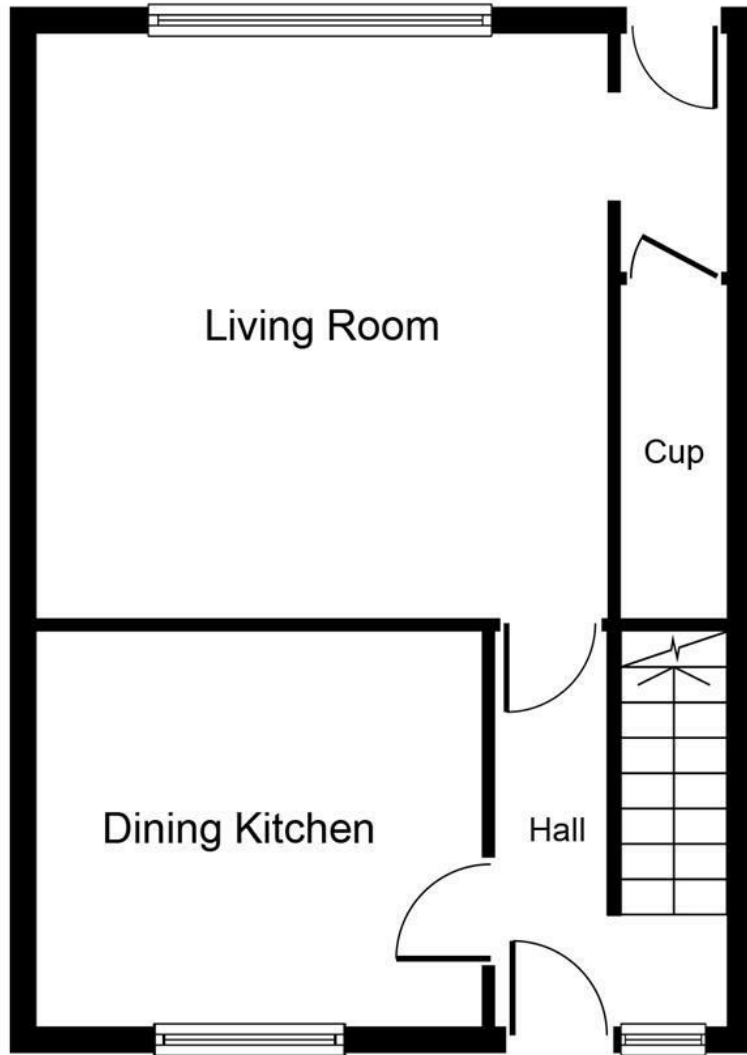
#### Front Garden

Fully enclosed, low maintenance Front Garden.

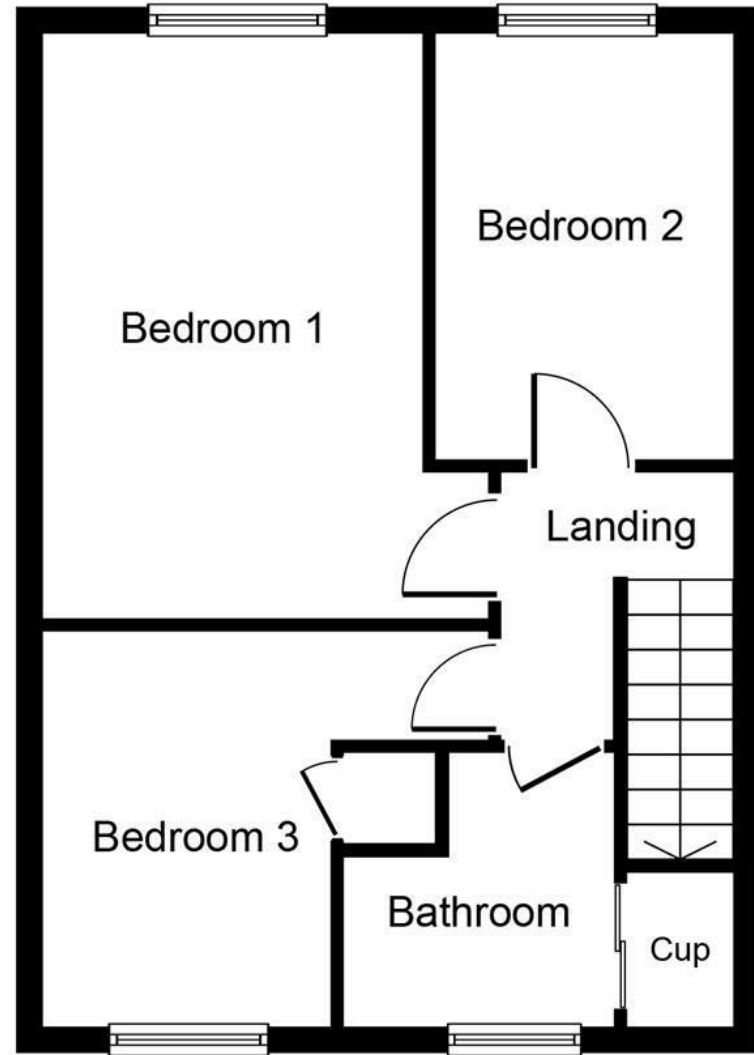
#### Rear Garden

South facing Rear Garden is laid to lawn.





**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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