



## 9 Balmoral Crescent

Westend Carstairs Junction, Westend, ML11 8RX

**Offers over £190,000**

NEW TO THE MARKET - SOLD AS SEEN - IN NEED OF COMPLETE UPGRADE THROUGHOUT

An extremely spacious five detached villa situated within the popular village of West End, Carstairs Junction. In need of upgrade and modernisation throughout but having the potential to be a fabulous family home.

The property boasts generous accommodation arranged over two levels with the ground floor comprising of a welcoming entrance vestibule and reception hallway, a spacious lounge, a large dining kitchen with ample space for appliances, conservatory, two bedrooms and bathroom.

Upstairs offers three sizeable bedrooms and shower room.

Additionally, the property includes oil central heating and double glazing.

Externally there are private gardens to the front and rear with ample off road parking.

Westend, Carstairs Junction is ideally situated for the commuter to either Edinburgh or Glasgow. Edinburgh City Bypass is only a twenty minute drive away, giving access to East Central Scotland. The M74 is only a twenty five minute journey giving access to Glasgow and the West of Scotland. Livingston, with its substantial shopping centres, is also only a short drive away.

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- FIVE BEDROOM VILLA
- PRIVATE GARDENS
- TWO BATHROOMS
- LARGE KITCHEN DINER

### Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph



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