



West Burnside, Broxburn, West Lothian, EH52 5RG



## **\*\*3 Bedroom, Period Cottage\*\***

### **\*\*Sought After Location!!!\*\***

Janice Bennie and RE/MAX Property have pleasure in introducing this very well presented, three bedroom, period cottage in the sought after location of Broxburn. This property must be seen to really appreciate the location, setting and great commuter links. Comprising: Spacious Lounge, Kitchen, Conservatory/Dining Room, Wet Room, Three Bedrooms, large rear garden and garage.

The local town of Broxburn is a well-established town with a full range of local amenities including pre/primary and secondary schooling, doctor surgery, local shops, supermarket, financial services, post office, bars, restaurants and leisure centre. In the neighbouring village of Uphall you will find horse riding and a golf course. Being in close proximity to the M8 which provides direct access to Edinburgh which is approx. 12 miles east of Broxburn and the local train station in Uphall which delivers a frequent and timely service to both Edinburgh and Glasgow making this area ideal for commuting. The home report can be downloaded from our website.

Freehold Council tax band C

#### **Entrance Hallway - 3' 3" x 18' 7" (1m x 5.66m)**

Enter via a UPVC door with a featured opaque glass panel into the hall where access can be gained to all the rooms. Centre lights, carpeted flooring and wall mounted radiator housed in a chic radiator cover.

#### **Lounge - 12' 5" x 15' 4" (3.79m x 4.67m)**

Accessed from the entrance hallway through the traditional wooden and glass paneled door, the heart of the home is this spacious lounge with a very grand, feature fireplace with slate hearth. There are carpeted floor coverings, wall mounted radiators as well as cornice to the ceiling. This room leads through to the conservatory/dining area through double glass panel doors with further access to Bedroom three.





**Kitchen - 8' 4" x 11' 5" (2.53m x 3.49m)**

The kitchen is accessed from the hallway. This farmhouse style kitchen comes complete with ample base and wall mounted cabinets, complementary worktops and co-ordinating tiled splash back. There is an integrated extractor fan above the gas hob which is accompanied by built-in double oven. There is a composite sink with mixer taps and drainer. The window formation is to the rear of the property.

**Conservatory/Dining Area - 12' 4" x 17' 0" (3.75m x 5.17m)**

Accessed through the Lounge and the hallway, this area to the rear of the property offers year-round usage and is the perfect spot for morning coffee, taking in the views of the rear garden which it overlooks through the windows on the two sides. The area has carpeted flooring and lighting is from wall lights.

**Wet Room - 5' 10" x 5' 11" (1.77m x 1.8m)**

The spacious wet room offers large walk in shower space, with electric overhead shower, WC, and wash hand basin set into a vanity unit. The room enjoys neutral wall tile design, vinyl flooring, and wall mounted heated towel rail.

**Bedroom 1 - 11' 7" x 15' 4" (3.53m x 4.67m)**

This generous sized room is serviced by a large front facing window allowing the natural light to illuminate the area. This is a lovely double room with luxurious carpet and has sufficient space to allow for a number of furniture configurations. There is a centre light, wall mounted radiator and numerous power points and storage cupboards.

**Bedroom 2 - 9' 6" x 11' 5" (2.9m x 3.49m)**

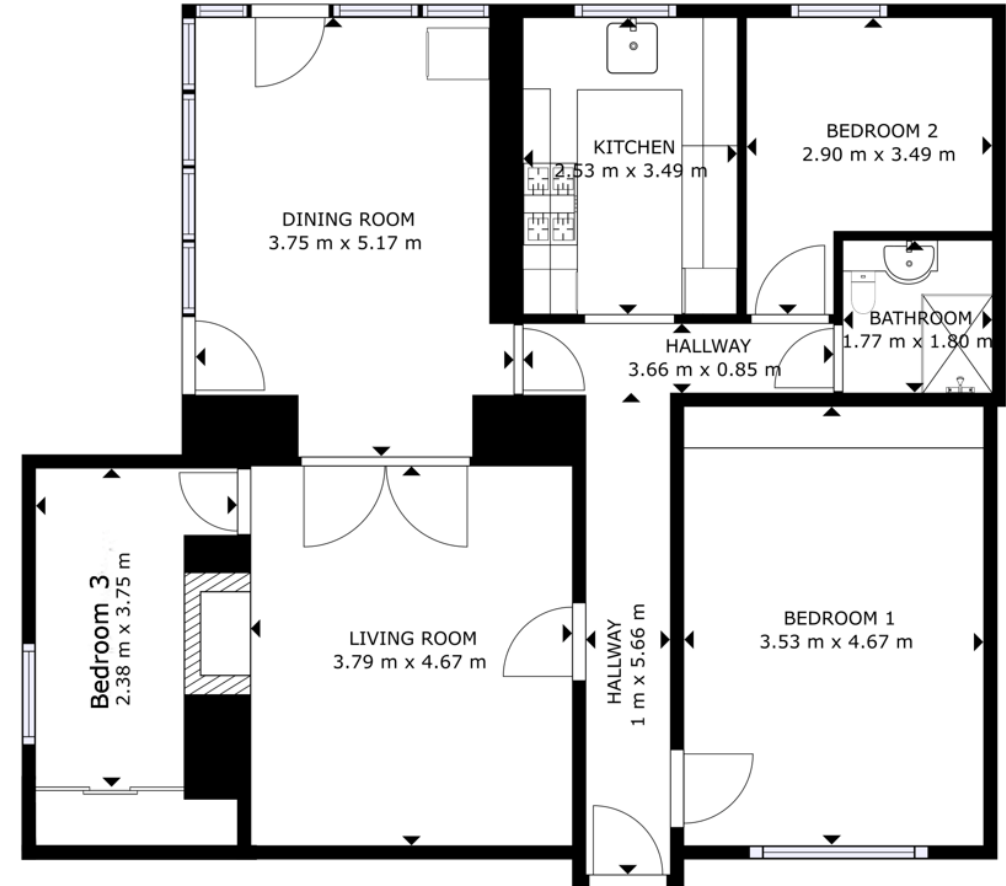
Having a large window to the rear of the property the spacious bedroom benefits from having generous space to accommodate a range of freestanding bedroom furniture. The room has carpeted flooring, wall mounted radiator and a centre light.

**Bedroom 3 - 7' 10" x 12' 4" (2.38m x 3.75m)**

Accessed from the lounge, the third bedroom overlooks the side of the property. It is a sizeable single room, with built in wardrobes and ample space for freestanding furniture. It is currently furnished as a workout room with carpeted flooring, a centre light and wall mounted radiator.

**Rear Garden -**

The rear garden - now, this offers a timeless and unspoilt setting, a feeling which is heightened by optimum privacy. There are several comfortable seating areas, including a paved patio. The rear garden is bound by fencing and mature shrubbery for optimum security and privacy making this the perfect place to enjoy those long summer evenings and lap up that well needed sunshine. There is also a garage which is accessed via the side lane.







*“Nobody in the world sells more property than RE/MAX”*



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			87
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>	EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) A			
(81-91) B			86
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>Scotland</b>	EU Directive 2002/91/EC		



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The seller's neighbour raised a concern after the property questionnaire was completed, relating to damp in her property. The seller has obtained an independent specialist report in addition to a report from a roofing contractor indicating that the issue next door, appears to be unrelated. You are advised to make your own independent enquiries regarding the situation

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.