



- New Build Apartments
- Spacious One Bed Flats
- Close to Town Centre
- Own Main Door
-
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Alba Property View ...

*Brand new one bed apartment close
to town centre.*

**8a Station Road, Broxburn,
West Lothian, EH52 5QF**

Fixed Price £90,000



New Build - 1 Bed Apartments Alba Property are pleased to present this spacious one bed apartment close to the town centre. The accommodation comprises lounge, Kitchen, Shower room and Bedroom. This is a ground floor apartment with its own front door.

Accommodation

Entrance Hall

This ground floor flat has its own front door leading into the entrance hallway which gives access to the kitchen and lounge. Ceiling light. Radiator. Smoke alarm

Lounge 12' 0" x 11' 3" (3.66m x 3.42m)

The spacious bright lounge has windows to the front of the property. Down lights. Radiator. Doors leading to the front hall and the inner hallway.

Kitchen 8' 11" x 8' 8" (2.71m x 2.63m)

The kitchen has been fitted with a range of modern wall and base units with work surface over. Inset sink with mixer tap and drainer. Space for cooker, washing machine and fridge. Radiator. Down lights





Inner Hall

The inner hallway gives access to the shower room and bedroom. There is a built in cupboard housing the central heating and electrics. Radiator. Ceiling light.

Bedroom 12' 0" x 7' 11" (3.67m x 2.42m)

The bedroom has a window to the rear over looking the internal court yard. Ceiling light. Radiator. The room benefits from a built in wardrobe with sliding doors providing hanging and shelving space.



Shower Room 7' 5" x 5' 10" (2.26m x 1.77m)

The spacious shower room comprises: push button WC, pedestal wash hand basin with mixer tap and shower cubicle with mains shower. Down lights. Chrome ladder style radiator.



Extras (Included in Sale)

Area

Broxburn offers all the amenities you might expect from a commuter town in terms of nurseries, primary schools, secondary schooling, doctors and dental practices. There are also supermarkets, shops, bars and restaurants and leisure facilities. There are good bus services into Edinburgh (the bus stops are right beside this property). Uphall Train station is only 3 miles away, which offers regular services to both Edinburgh and Glasgow. The M8/M9 motorway networks are only minutes away.

Viewing/Offers

Please call Alba Property to arrange a viewing. All offers should be submitted via Alba Property- Email Sales@AlbaProperty.co.uk

Notes :Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date . The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest ,or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing.We have not tested the electricity , gas or water services , Heating systems or any appliances . No Warranty is implied or given.



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