



- Lower 4 in block
- Spacious lounge
- Two double bedrooms
- Well presented
- Potential for off road parking
- Ideal 1st time purchase

**Alba Property View ...**

*Well presented lower flat. Two double bedrooms. Well placed for commuting.*

**19 Wyndford Avenue, Uphall,  
Broxburn, EH52 6DW**

**Offers Over £100,000**



Alba Property are pleased to offer this well presented lower 4 in a block which comprises: Lounge, Kitchen, Bathroom and Two Double Bedrooms. Externally there is a chipped front garden with lowered pavement which with the right permissions could be used for off road parking. Pathway leading to the front door and to the side of the property giving access to the rear garden which is laid to grass and has a raised paved patio area.

### Accommodation

#### Hallway

The hallway gives access to all the accommodation. Laminate flooring. Two ceiling lights. Two built in cupboards providing storage space and housing the electrics. Radiator.

#### Lounge *13' 10" x 13' 0" (4.22m x 3.96m)*

The spacious bright lounge has a window to the rear of the property. Ceiling light. Radiator. Laminate flooring. Built in cupboard providing storage space.

#### Kitchen *11' 8" x 8' 3" (3.56m x 2.51m)*

The spacious kitchen has been fitted with a range of base and wall units with worksurface over. Inset sink with drainer. Built under oven with hob over. Space for washing machine and fridge/freezer. Boiler is housed in the kitchen. Window to the rear garden. Door to the side giving access to the garden. Built in cupboard providing storage space.





**Bathroom** 6' 5" x 5' 6" (1.96m x 1.68m)

The bathroom has a window to the rear of the property and comprise: push button WC, pedestal wash hand basin and bath with electric shower over. Vinyl flooring. Radiator. Ceiling light.

**Bedroom 1** 13' 2" x 11' 4" (4.01m x 3.45m)

This spacious double bedroom has a window to the front of the property. Ceiling light. Radiator. Carpet. This room benefits from built in wardrobes with mirror sliding doors and providing hanging and shelving space.

**Bedroom 2** 11' 10" x 9' 4" (3.61m x 2.84m)

The second double bedroom has a window to the front of the property. Carpet. Ceiling light. Radiator. This room also benefits from built in wardrobe and additional cupboard.



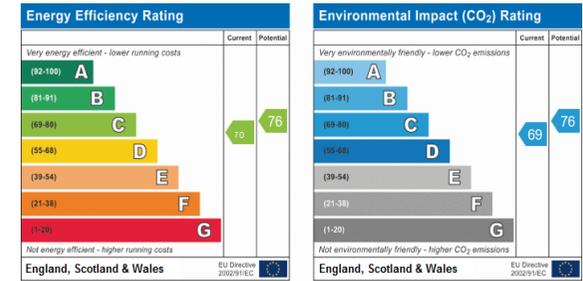
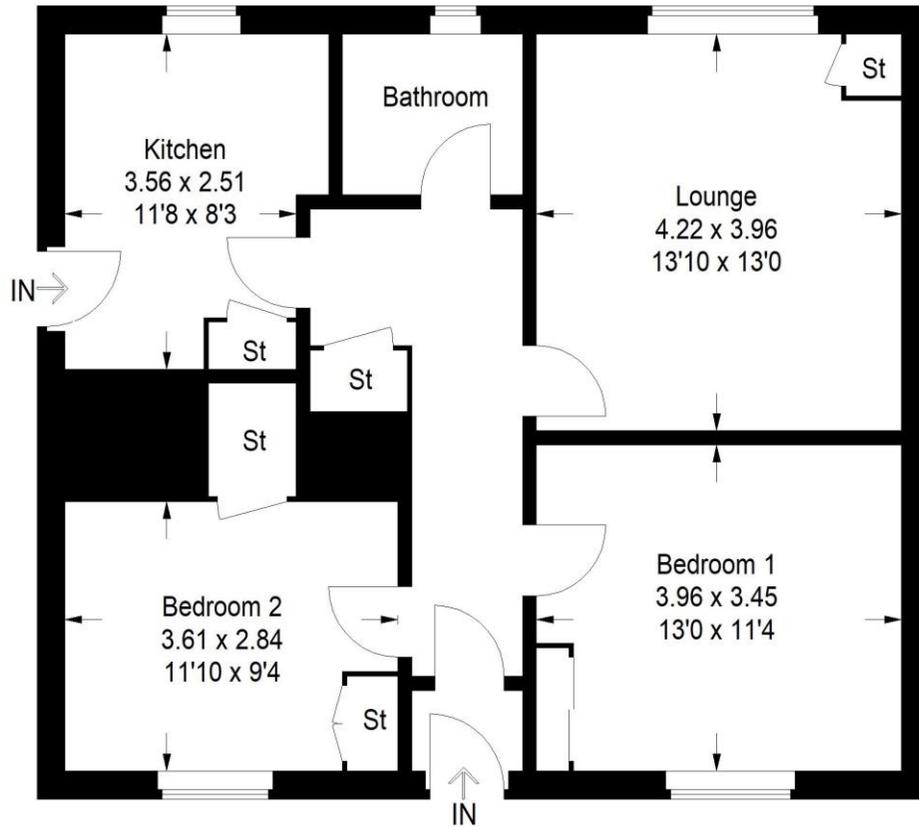
**Externally**

The front of the property has decorative stone chips with a dropped pavement that would provide off street parking with the correct permissions. There is a paved pathway to the front door and around the side of the property leading to the rear garden. The rear garden has been laid to lawn and has a raised paved patio area.



# 19 Wyndford Avenue

Approximate Gross Internal Area  
70.9 sq m / 763 sq ft



## Extras (Included in Sale)

### Area

Uphall is ideally placed for the commuter offering easy access to the M8/M9 motorway networks. There are also great bus services into Edinburgh and Uphall Train station is within walking distance offering regular services to both Edinburgh and Glasgow. Uphall / Broxburn offer excellent local amenities including nurseries, Primary and secondary schools, Doctors surgeries and Dental practices. There are also a range of local shops, bars and restaurants.

### 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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