



- Top Floor Flat
- Large Lounge
- Two Double Bedrooms
- Great Views
- Ideal 1st Time Home
- Easy Commuting

Alba Property View ...

*Ideal 1st home or BTL Investment.
Well placed for the commuter. Good
sized living space. Top floor with
great views.*

**141 Almondell Road, Broxburn,
West Lothian, EH52 5HP**

Offers Over £85,000



Alba Property are really pleased to offer to the open market this top floor flat. The flat is well presented and comprises: Large lounge, Kitchen, Two double bedrooms and Family bathroom. The property benefits from communal garden area to the front and shared drying area to the rear. There is ample parking bays to the front of the property.

Accommodation

Entrance

The flat is access via a communal door and up the three flights to the top, where the entrance door is to the right hand side with one other flat on the same floor. Once inside the welcoming entrance hall gives access to all the accommodation. Laminate flooring. Ceiling light. Radiator. Two built in cupboards providing storage space.



Lounge

This large bright room has a window to the front of the property with great views. Laminate flooring. Radiator. Two ceiling lights. Doors to kitchen and hallway. Ample space for free standing furniture.

Kitchen

The kitchen is off the lounge and has been fitted with a range of base and wall units with contrasting work surface and splash back. Inset one and half bowl sink with mixer tap and drainer. Space for cooker, washing machine, tumble drier and fridge/freezer. Vinyl flooring. Down lights. Window to the rear of the property.





Bedroom 1

The main bedroom has a window to the front of the property. Carpet. Ceiling light. Radiator. This room benefits from triple built in wardrobes with sliding doors and a further built in cupboard providing storage space.

Bedroom 2

The second double room has a window to the rear of the property. Carpet. Ceiling light. Radiator. This room also benefits from a built in cupboard providing storage space.

Family Bathroom

The bright bathroom comprises: push button WC, pedestal wash hand basin and bath with electric shower over. Wet wall panels. PVC ceiling with down lights. Tiled floor. Radiator. Window to the rear of the property.



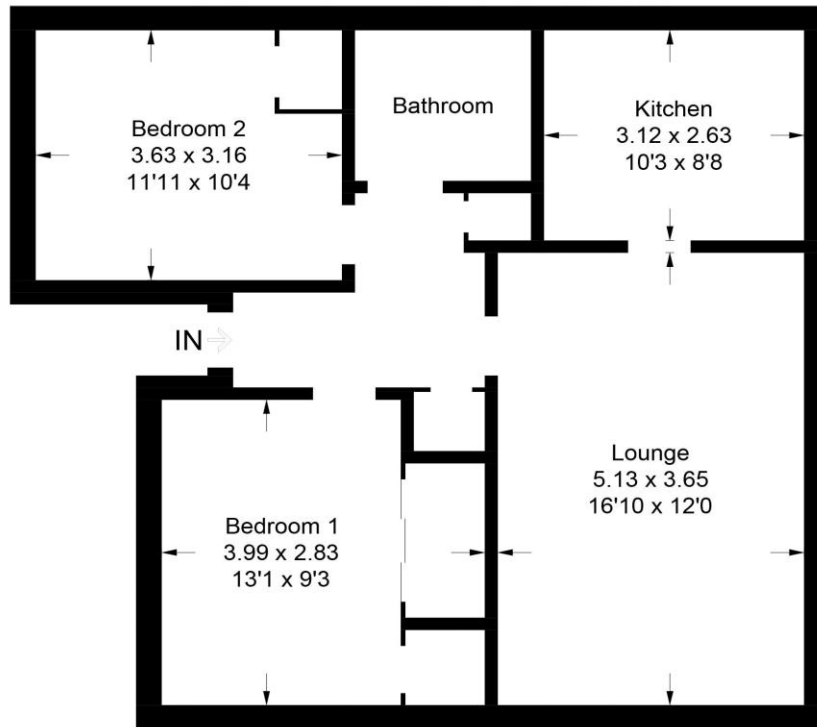
Externally

There is a small communal grass area to the front of the flats and ample parking bays. The rear of the property has a communal grass drying area.

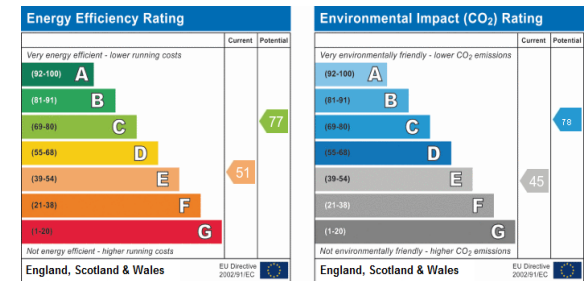


141 Almondell Road

Approximate Gross Internal Area = 68.5 sq m / 737 sq ft



Second Floor



Extras (Included in Sale)

Area

Broxburn is ideally placed for the commuter offering easy access to the M8 and M9 motorway networks. With a regular bus services into Edinburgh, Uphall Station train station is only a few miles away offering regular services to both Edinburgh and Glasgow. Broxburn offers excellent local amenities including Primary and Secondary schools, doctors surgeries and dental practices. There is a wide range of local shops and pubs within easy walking distance from the property.

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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