



31 Cardross Avenue

Broxburn, EH52 6JE

Offers over £124,000



Located close to the town centre of Broxburn, this 2 bedroom lower villa flat offers accommodation that would be ideal for first time buyers or those looking to downsize in search of single level living. Found on Cardross Avenue, the convenient location is handy for the excellent transport links in the area too, proving this to be an ideal base for those commuting to Edinburgh and throughout the surrounding region. Edinburgh Airport can be found within 6 miles, whilst a train station at nearby Uphall Station offers a regular link across the central belt. A range of parks, walking and cycling routes in the area include nearby Beecraigs Country Park and the popular Union Canal walk.



Description

The property itself is a comfortable home for a couple or young family looking to settle within the area, with 2 double bedrooms well sized to suit a variety of requirements. The larger bedroom includes the addition of fitted wardrobes to provide good everyday storage space. The living room is a perfect space to relax and unwind, with patio doors leading directly out to the rear garden to provide a seamless indoor-outdoor lifestyle during the sunny weather. The fitted kitchen features a range of storage cabinets and space for the essential appliances, with breakfast bar ideal for a morning cuppa. The bathroom comprises a 3 piece with space to add a shower above the bath if desired. Gas central heating and double glazing throughout provide further practical comfort, with a Worcester combi boiler mounted within the kitchen. The property enjoys garden grounds at both the front and rear, with the front garden slabbed to provide potential for off-street parking. The south facing rear has been carefully enhanced by the owner during recent years, to feature a large decked terrace that is perfect for soaking up the summer sunshine. A summer-house with power and lighting provides a variety of uses whether for storage, work or recreation.

Location

Broxburn is a self contained community in close proximity to Bathgate and Edinburgh and the wide range of shopping, sports and leisure facilities in Livingston. Broxburn and neighbouring Uphall offer a good range of shops and independent traders including renowned butchers, restaurants and cafes. Further facilities include a library, sports centre and a choice of golf courses. There is a choice of schooling available within the town for all ages. The Union Canal runs through the town and offers a great walking and cycling route to explore the surrounding area. The town is ideally placed for the commuter, with a nearby railway station and the M8 & M9 motorways making for easy travel to the greater part of Central Scotland. Edinburgh Airport can be found 5 miles to the east.

Hallway 12'1" x 3'2" (3.70m x 0.99m)

Living Room 15'2" x 12'5" (4.63m x 3.81m)

Kitchen 12'0" x 11'4" (3.68m x 3.46m)

Bedroom 1 11'3" x 9'8" (3.45m x 2.96m)

Bedroom 2 11'4" x 8'10" (3.47m x 2.71m)

Bathroom 6'2" x 5'4" (1.88m x 1.65m)

Extras

All blinds, light fittings, floor coverings and garden room included in the sale. Kitchen items can be negotiated.

Key Info

Home Report Valuation: £125,000

Total Floor Area: 60m² (650 ft²)

What3words: ///spokes.fishery.sparrows

Parking: On-Street

Heating System: Gas

Council Tax: A - £1410.56 per year

EPC: C

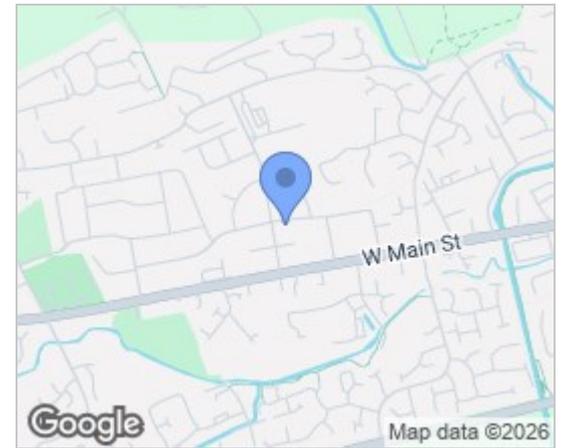
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Area Map



Floor Plans



Energy Efficiency Graph

