



4 Byburn, Ecclesmachan, Broxburn, West Lothian, EH52 6NQ

Well Presented & Spacious, Two Bedroom, Semi-Detached Home with Gardens

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Property Description

Well presented and spacious, two-bedroom, semi-detached house with extensive gardens. Set on a southerly-facing elevated plot, on a quiet residential street, in the leafy country village of Ecclesmachan, West Lothian.

Comprises an entrance hall, living room, dining room, kitchen, study, two double bedrooms, and a wet room. Features include gas central heating, double glazing, solar panels, a modern kitchen with a full range of appliances, and good storage.

Externally, there is a terraced front garden with a mix of shrubbery and a patio; whilst the generous rear garden has a lawn and a wood-decked patio terrace.

The entrance hall affords access to the carpeted stairs leading to the upper hall, and throughout the majority of the ground floor, including a convenient WC and two storage cupboards. Set to the front, a spacious living room enjoys a southerly aspect allowing plentiful natural light, carpeted flooring and an electric fireplace, whilst affording access to a flexible office/study room.

Also with a front-facing aspect, the kitchen offers modern units, wood effect worktops, a sink with drainer, a tiled surround, an integrated electric oven and hob, and a freestanding fridge/freezer and dishwasher; whilst affording access to a generously sized dining room, further accessing to the rear garden. Also with garden access, the utility is fitted with units and worktops and includes a freestanding washing machine and tumble dryer.

On the upper floor, two double bedrooms are set to opposite aspects, similarly well-sized, featuring carpeted flooring and superb wardrobe storage. Completing the accommodation, the wet room shower is fitted with an electric shower, tiled splash walls and a ladder-style radiator.

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Approximate Gross Internal Area: (980 sq ft - 91 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Broxburn is a popular commuter town, located 12 miles west of Edinburgh, with a traditional stone-built village centre and high street, combined with modern residential developments. Local shopping and amenities are available along the main street A899, whilst Edinburgh's Gyle and Livingston retail centres offer major high-street names and restaurants. Broxburn has four schools including

Broxburn Primary, Kirkhill Primary, St. Nicholas Roman Catholic Primary and the highly regarded Broxburn Academy. Regular bus services are available for travel throughout the area, and Broxburn has good direct road links to Edinburgh, Livingston, Linlithgow and Edinburgh Airport, whilst nearby Uphall railway station provides rail connections to Edinburgh, Livingston and Glasgow.





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