



7 Cardross Road

Broxburn, EH52 6HU

Offers over £109,000



Offering accommodation that is ideally suited to buyers starting their property journey, this 2 bedroom upper villa flat lies close to the centre of Broxburn and is offered to the market as a chain free sale. Cardross Road is tucked a short distance from the everyday shops and amenities that can be found locally, with the area offering a good base for buyers commuting throughout the surrounding region. In addition to suiting potential first time buyers, the property also poses an ideal investment opportunity for a prospective landlord, with strong demand in the area and a yield of around 8%.



Description

The property comprises well-proportioned room sizes that are equally suited to first time buyers or homeowners looking to downsize. Two double bedrooms provide flexibility for family or home working arrangements, whilst a good sized main living room offers ample space to unwind. A wet-floor shower room is available and assists for homeowners with mobility needs. The fitted kitchen includes a range of wall and base storage units with upgrading works anticipated. The property will require redecoration throughout but benefits from a recent rewiring of the electrics. Gas central heating and double glazing are further key features with a combi boiler installed. An enclosed garden area at the rear belongs to the upper flat and is west facing for utilising the best of the afternoon and evening sunshine. The property also enjoys a strip of garden ground to the side, with parking spaces available on-street to the front.

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 12'0" x 3'3" (3.66m x 1.00m)

Living Room 15'0" x 12'6" (4.58m x 3.82m)

Kitchen 12'0" x 11'3" (3.68m x 3.44m)

Bedroom 1 11'10" x 11'5" (3.62m x 3.49m)

Bedroom2 11'5" x 8'10" (3.49m x 2.71m)

Shower Room 5'10" x 5'2" (1.79m x 1.58m)

Key Info

Home Report Valuation: £110,000

Total Floor Area: 64m² (690 ft²)

Parking: On-Street

Heating System: Gas

Council Tax: A - £1291.57 per year

EPC: C

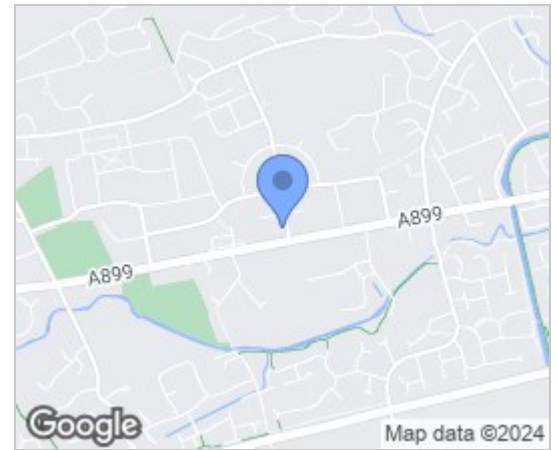
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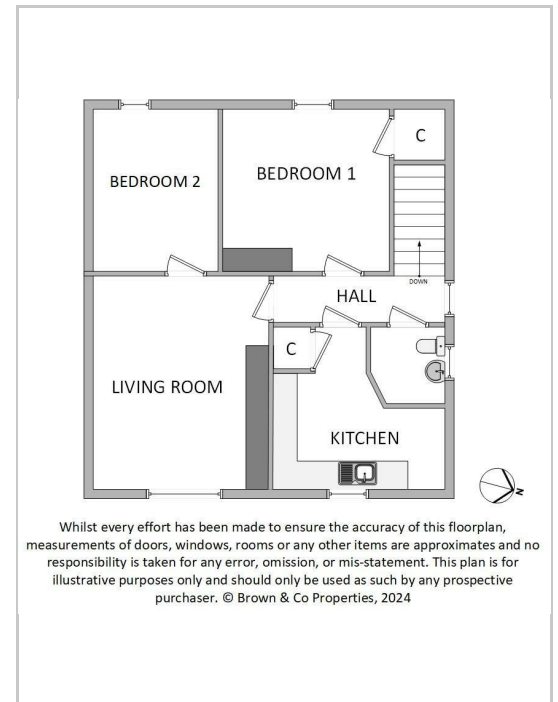
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Area Map



Floor Plans



Energy Efficiency Graph

