



75 Cardross Avenue

, Broxburn, EH52 6HE

Offers over £192,000



An excellent choice for buyers looking to enter or upsize within the market is on offer with this freshly upgraded, 3 bedroom semi-detached property, located within a popular residential setting in Broxburn. Cardross Avenue is perfectly situated for families, with local amenities and schooling for all ages found within short walking distance of the property. 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 has been extensively upgraded in recent months and is ready for the new owner to move right in and enjoy. A key feature is the installation of a gas supply and full new heating system, offering comfort and warmth for the winter months ahead. Spacious room sizes throughout are tastefully presented in a clean neutral palette, with 3 generous double bedrooms perfect for a family to grow. The generous living room is a comfortable space for everyday relaxing, with new flooring running throughout the ground floor. The fitted kitchen includes a range of storage cabinets and work surfaces, perfect for prepping daily meals and storing everyday essentials. A handy pantry has been adapted to offer laundry space, with further storage available. A brand new bathroom to the ground floor is complete with stylish 3 piece suite and contemporary tiling, ready for the new owner to enjoy. Externally, the landscaped garden grounds include a mono-block drive and chipped front garden, allowing off-street parking for a handful of vehicles. The south facing rear garden is a great space to soak up the sunny weather or for children to play, with a timber outbuilding ideal for additional storage or workshop requirements.

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.

Living Room 14'4" x 14'0" (4.37m x 4.27m)

Kitchen 10'4" x 7'8" (3.17m x 2.34m)

Bathroom 6'9" x 6'4" (2.06m x 1.95m)

Bedroom 1 14'0" x 10'1" (4.29m x 3.09m)

Bedroom 2 13'5" x 8'5" (4.09m x 2.58m)

Bedroom 3 10'4" x 10'4" (3.17m x 3.17m)

Extras

All blinds, floor coverings, integrated oven and curtain poles included in the price. Any other items by separate negotiation.

Key Info

Home Report Valuation: £195,000

Total Floor Area: 95m2 (1025 ft2)

Parking: Driveway

Heating System: Gas

Council Tax: B - £1645.65 per year

EPC: C

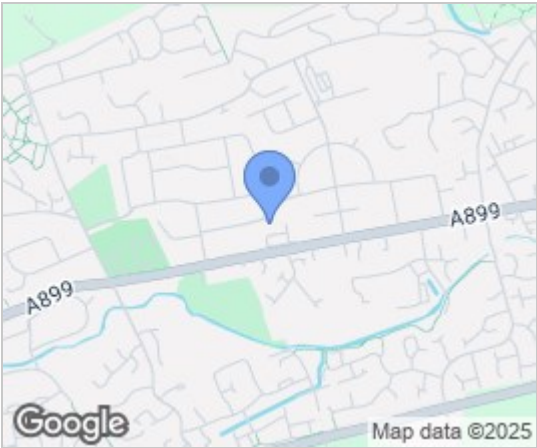
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Area Map



Floor Plans



Energy Efficiency Graph

