



19 Cleghorn Drive

Broxburn, EH52 6EJ

Offers over £112,000



Located in an established residential setting in Broxburn, this generously proportioned 3 bedroom first floor flat presents an excellent opportunity for a first time buyer or an investor looking to expand their rental portfolio. Cleghorn Drive is a convenient setting only minutes from the heart of Broxburn and is a short walk to a range of local amenities and a choice of schooling for all ages, proving this to be an ideal base for a growing family looking to lay down roots. Commuters will enjoy east access to Edinburgh via nearby major road links, with a train station found at Uphall Station. Edinburgh Airport is similarly in east reach in less than 7 miles



Description

The property boasts almost 1000 sqft of accommodation that provides good potential for buyers looking to lay down their own mark, with a fresh neutral palette throughout providing a blank canvas for the new owner to work with and only new flooring throughout required to allow a new owner to move in. Three good sized double bedrooms all benefit from fitted storage space, with further cupboards available throughout to perfectly assist with daily needs. The fitted kitchen comprises a range of storage cabinets alongside space for all the essential appliances, whilst a generous living room is a comfortable space to relax and unwind. The family bathroom features a 3 piece suite with shower mounted above the bath, whilst gas central heating and double glazing provide further practical comfort. On-street parking can be found outside to the front, whilst the property enjoys a private, south facing rear garden that can be developed for a range of 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.

Entrance Hall 7'3" x 6'9" (2.23m x 2.08m)

Hallway 29'6" x 7'1" (9.00m x 2.18m)

Living Room 13'2" x 13'2" (4.03m x 4.02m)

Kitchen 10'1" x 9'10" (3.08m x 3.01m)

Bedroom 1 14'6" x 9'10" (4.42m x 3.01m)

Bedroom 2 11'8" x 9'9" (3.57m x 2.98m)

Bedroom 3 10'10" x 10'2" (3.31m x 3.12m)

Bathroom 6'3" x 6'2" (1.92m x 1.88m)

Key Info

Home Report Valuation: £115,000

Total Floor Area: 91m² (980 ft²)

Parking: On-street

Heating System: Gas

Council Tax: A - £1410.56 per year

EPC: D

Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or complete the enquiry form on our website www.brownandcoproperties.co.uk. A PDF copy of the home report can also be downloaded directly from our website. A 360° virtual tour can be found on our website and should be viewed at your earliest convenience.

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Area Map



Floor Plans



Energy Efficiency Graph

