



Caesar & Howie
The Central Scotland Law Group

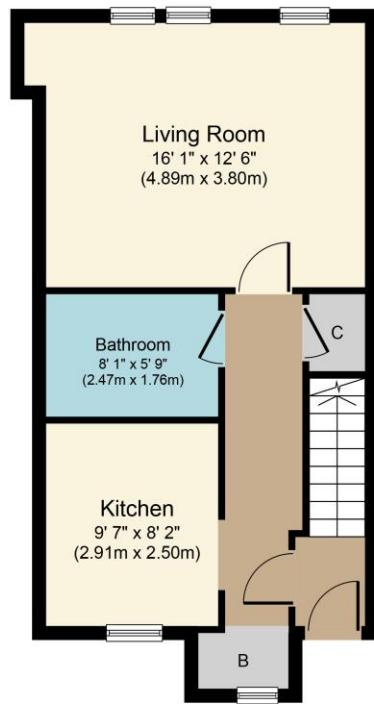
**72 Union Road,
Broxburn
EH52 6HR
Offers Over £99,950**



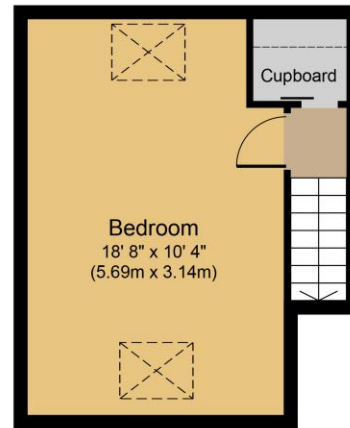
This is a very spacious upper maisonette set over first and attic levels, which has been professionally converted to provide an excellent first time buy in a well established and sought after area. All rooms are well proportioned and finished to a modern standard throughout. Comprises entrance stair at rear, to hallway, spacious and bright lounge/dining room, fitted kitchen and well appointed bathroom. A feature staircase leads to the upper floor and a superb double bedroom has been formed, with Velux window's to front and rear providing much natural light and open outlooks. Benefits include gas central heating and double glazing. To the rear, there is a detached single garage, parking space, shed and section of garden. The location has easy access to the town centre, public transport, local amenities, schools and is within easy commuting distance of Edinburgh and surrounding areas. Early entry is available and viewing is highly recommended to fully appreciate the accommodation on offer.

- Entrance stair to rear
- Hall & feature staircase
- Spacious living/dining room
- Fitted kitchen
- Bathroom
- Large feature double bedroom
- Garage, parking space & garden
- Energy Efficiency Rating - D

Caesar & Howie Solicitors, 107 Almondvale Centre, Livingston. EH54 6QT
Tel.: 01506 435306 Fax: 01506 448301
Website: www.caesar-howie.co.uk Email: nk@caesar-howie.co.uk



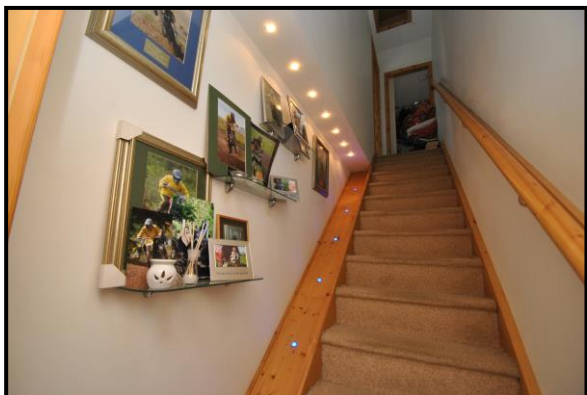
First Floor



Attic Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Council Tax
Band**

Band A

Viewing

Strictly by appointment through Caesar & Howie on 01506 435306 or email nk@caesar-howie.co.uk

Extras

Carpets, blinds and shed. Other extras may become available.

Offers

Please submit to- The Property and Mortgage Centre, Caesar & Howie, 107 Almondvale Centre, Livingston. EH54 6QT

Whilst the above particulars are believed to be correct they are not warranted and do not form or constitute part of any contract.

Website: www.caesar-howie.co.uk Email: nk@caesar-howie.co.uk

