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Offers Over

£250,000

10 Old Mill Road

Broxburn | EH52 5HW

A well-proportioned detached villa, quietly tucked away at the end of a no through road and enjoying a popular high amenity location with superb commuter links nearby.

-  3 bedrooms
-  2 public room
-  3 bathrooms
-  Driveway and garage
-  Private gardens
-  EPC rating – B
-  Council tax band- D



Description

The property is brimming with potential and offers a superb opportunity to upgrade/modernise to create an individually designed family home in a peaceful setting.

The accommodation briefly comprises: entrance vestibule, main hallway with stair to the upper level and convenient downstairs bathroom/guest WC off, spacious dual facing reception room with coving to ceiling, focal wood burner and doors leading directly out to the rear garden, kitchen fitted with a good variety of white base and wall mounted units with coordinated worktops, utility room with garden access and shower room off, further utility room which would work well as a home office/family room with minor modifications, a good sized double bedroom completes the downstairs space.

On the upper level you have two bright double bedrooms, both with excellent built-in storage, and a further bathroom with three piece white modern suite, splash back and Velux style window.

This house has been subject to virtual renovation to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

The property will be sold as seen with all fixtures, light fittings and integrated appliances.

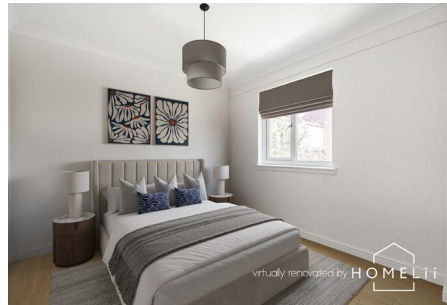
Gardens, Driveway and Garage

The house is bordered by generously sized mature gardens to the front side and rear, which though now in need of some attention, offer superb potential. An extensive driveway and single garage provide superb off-street parking/overspill storage.

Please note that the borders of the rear garden are not clearly defined at ground level but are clearly illustrated on the title. More information on this is available on request.

Viewing

By appointment through Neilsons (0131 625 2222).





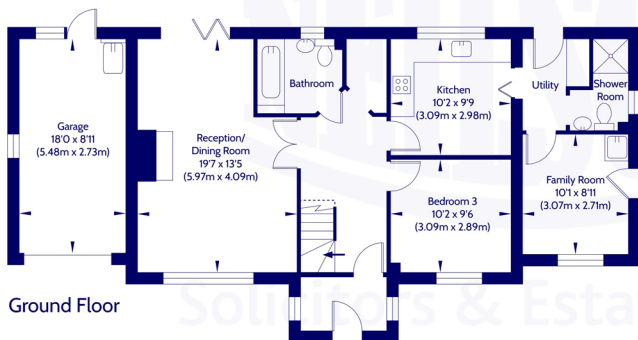
Location

The popular town of Broxburn offers a selection of shops and recreational facilities within the vicinity. An extensive range of popular retailers, restaurants and facilities can be found in the nearby McArthur Glen and Centre, easily accessible via car. Schools catering for all age groups can be found within the area. The property is also well located for access to the M8 and M9 motorways making easy commuting to Edinburgh, Stirling and Glasgow. A regular public transport service also operates to Edinburgh City Centre with Edinburgh airport an easy commute away. Nearby Uphall Railway Station provides frequent services to Edinburgh & Glasgow.

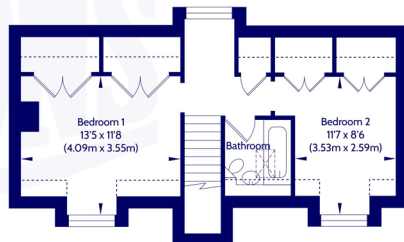




Approx. Gross Internal Floor Area 114.07 Sq M / 1228 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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