



79 Almondell Road, Broxburn

Offers Over £190,000





Welcome to Almondell Road where this substantial four Double Bedroom terraced property is positioned which offers generous and flexible accommodation throughout.

The property is entered via a modern composite door leading into a welcoming reception hallway, which features attractive wood-effect herringbone flooring and neutral décor. The hallway benefits from three generous storage cupboards, providing excellent practical storage.

Moving through to the bright and spacious Lounge which is positioned to the front of the property and enjoys a **south-facing aspect**, allowing an abundance of natural light to flood the room. Stylish contemporary décor and wood-effect herringbone flooring create an attractive and welcoming main living space.

The modern fitted kitchen offers an excellent range of floor and wall-mounted cabinetry, complemented by quality work surfaces incorporating a Bianco composite sink and induction hob. Integrated appliances include an eye-level oven and grill. There is ample space for a dining table, creating a sociable and practical family dining area.

A convenient downstairs WC, fitted with a modern two-piece suite, completes the accommodation on the ground floor.

On the upper level are **four well-proportioned double bedrooms**, offering excellent flexibility for family living, guests or home working. The accommodation is further complemented by a stylish modern four-piece family bathroom.

Externally, the property benefits from a **fully enclosed, low-maintenance front and rear**



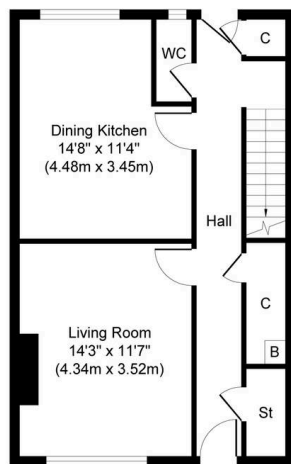
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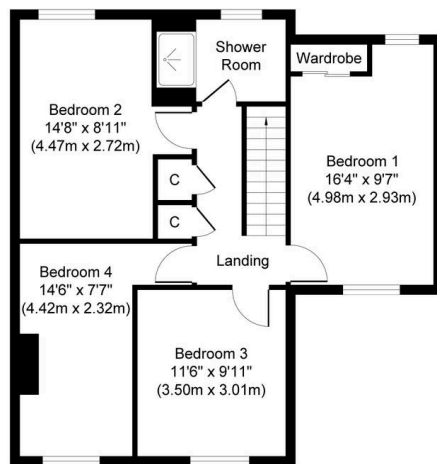
- Substantial Four Double Bedroom Terraced House – ideal for growing families
- Stylish Modern High Gloss Fitted Kitchen with ample space for dining
- Lounge offers south-facing light with tasteful decor
- Lower Level Wc
- Contemporary designed Modern Four Piece Bathroom
- Within Walking Distance to Broxburn's Town Centre
- Low Maintenance fully enclosed Front and Rear gardens
- Solar Panels providing energy efficiency for the home

Impressively spacious Four Double Bedroom Terraced House set within walking distance to Broxburn's Town Centre. The property offers modern fitted Kitchen with ample space for dining area. The Lounge benefits from bountiful south facing light. A lower level wc is conveniently located. Upper level offers Four Double Bedrooms and Family Bathroom. Fully enclosed private rear garden with additional front garden area. Solar Panels providing energy efficiency.





Ground Floor
Approximate Floor Area
522 sq. ft
(48.51 sq. m)



First Floor
Approximate Floor Area
682 sq. ft
(63.37 sq. m)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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