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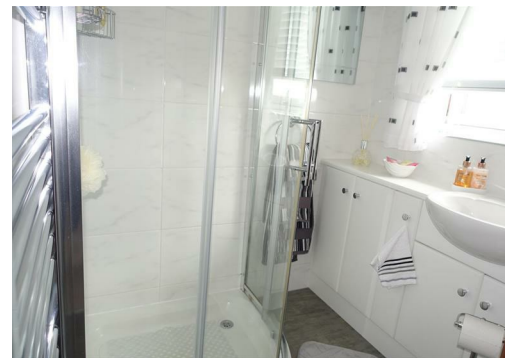
46 Craigseaton

Broxburn, EH52 6BA

Offers over £185,000



This property presents a fantastic opportunity for anyone looking to settle in a peaceful yet accessible location. With its appealing features and prime location, this house is sure to attract interest. Don't miss the chance to make this lovely home your own.



Description

46 Craigeaton, Broxburn is a spacious end-terraced family home ideally positioned close to Broxburn Academy and a well-regarded local primary school. Presented to the market in move-in condition, the property also offers excellent scope for a buyer to add their own personal touch.

Accommodation is arranged over two levels. The ground floor features a welcoming reception hallway and a bright dual-aspect lounge, allowing natural light to flood the room throughout the day. The well-proportioned kitchen provides ample base and wall units, complementary worktops, a gas hob, electric oven, washing machine and fridge. There is generous space for a dining table, making it ideal for family mealtimes. A highly practical utility area sits just off the kitchen, perfect for additional appliances or storage.

Upstairs, the property offers three good-sized bedrooms, each benefiting from built-in storage. A modern shower room completes the upper level.

Externally, the home enjoys a well-tended south-facing rear garden, fully enclosed and mainly laid to lawn—an ideal space for children, pets or outdoor entertaining. The low-maintenance front garden and monoblocked driveway provide convenient off-street parking.

Further benefits include gas central heating with a new boiler installed in 2025, double glazing, fresh décor and new carpets throughout. Viewing is essential to fully appreciate the space, condition and potential this lovely home has to offer.

Local Area

Broxburn, a charming town in West Lothian, Scotland, offers a mix of modern conveniences and scenic outdoor spaces. Residents enjoy access to local shopping facilities, including supermarkets and independent stores, as well as excellent educational institutions like Broxburn Academy. The town is well-connected, with bus services providing easy access to Edinburgh and surrounding areas.

For leisure, Broxburn boasts the Union Canal, a picturesque spot for walking, cycling, and boat trips. Nature lovers can explore Almondell and Calderwood Country Park, which features woodland trails, picnic areas, and a visitor centre. Sports enthusiasts can visit Uphall Golf Club or the Broxburn United Sports Club, which offers football, rugby, and tennis.

Lounge 11'1" x 18'6" (3.4 x 5.66)

Breakfasting Kitchen 10'7" x 12'5" (3.24 x 3.8)

Utility Area 6'2" x 7'6" (1.9 x 2.3)

Bedroom 1 12'0" x 9'8" (3.67 x 2.96)

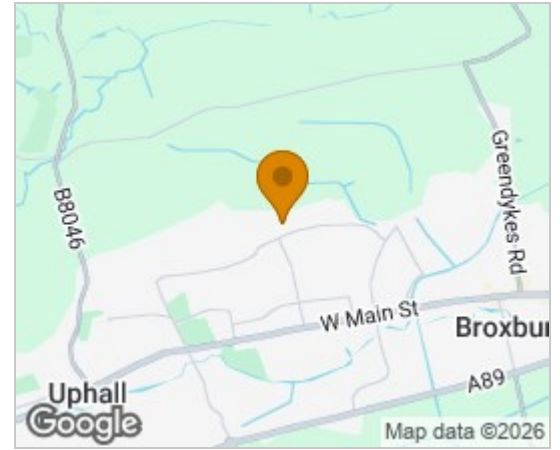
Bedroom 2 14'1" x 12'5" (4.3 x 3.8)

Bedroom 3 9'1" x 7'10" (2.77 x 2.4)

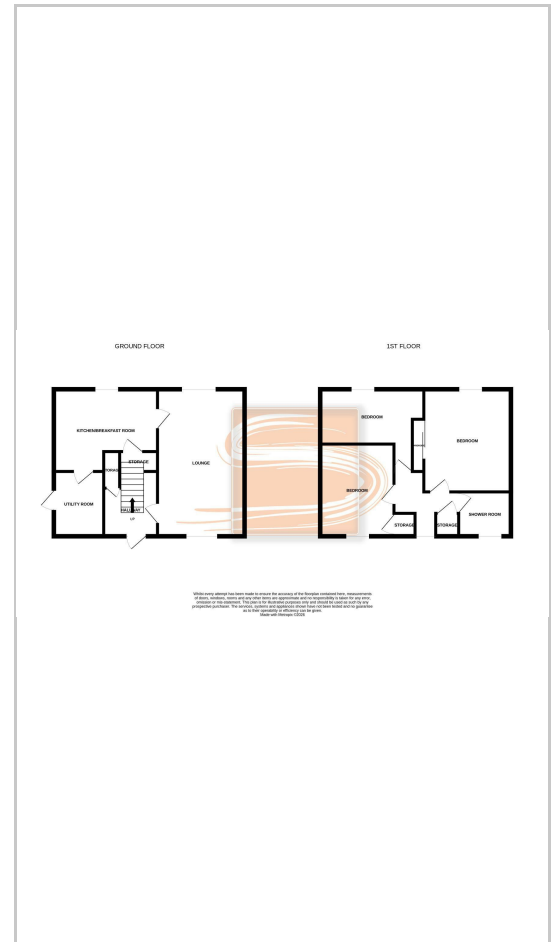
Shower Room 5'2" x 6'3" (1.60 x 1.93)

Contact Us

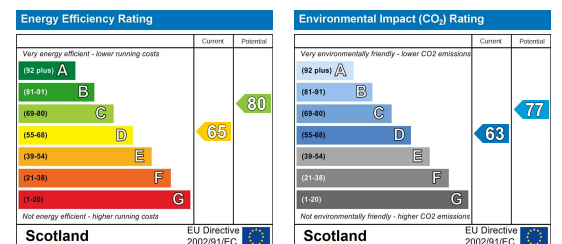
Area Map



Floor Plans



Energy Efficiency Graph



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