

10 BUCHAN ROAD, BROXBURN, WEST LOTHIAN EH52 6JF





**MUST VIEW!** - Sneddon Morrison Estate Agents are delighted to offer to the market this spacious semi-detached cottage formed over two levels, with extensive garden grounds to the rear. The property is in need of modernisation throughout however benefits from gas central heating and double glazing. Comprising:

- Entrance Vestibule, Lounge, Kitchen, Dining room, Two Double Bedrooms, Bathroom, Shower room, Extensive Rear Garden & Garage



This well-proportioned semi-detached cottage is within easy reach of the ever popular town of Broxburn and is well placed for access to the M8/M9 motorway network.

The house flows seamlessly from the minute you enter the vestibule with access provided directly to the lounge. On the ground floor, access is gained to the kitchen, dining room, bedroom two, bathroom and shower room. Upstairs we gain access to the main bedroom.



Set to the front, the spacious lounge has two windows overlooking the garden and street area making it a bright and airy room. The room further benefits from period features and a fireplace with wooden surround.

The kitchen, which is set to the rear of the property, has ample base and wall-units with coordinated worktops and a stainless steel sink with drainer and space for a full range of free standing appliances. The dining room, is bright and spacious with French doors leading into the rear vestibule and a spiral staircase leading to the upper level.



There are two good-size bedrooms within the property. On the upper level, the room has carpet to the floor and ample space for freestanding furniture while further benefitting from eves storage. Downstairs, the bedroom has laminate to the floor.

Both the shower room and bathroom within the property are partially tiled. The bathroom

comprises of a W.C, wash hand basin over a pedestal and a bath. The shower room consists of a WC, a wall-mounted wash hand basin and a walk-in electric shower.

The property has a generous mature garden to the rear offering a great space to relax and entertain family and friends. The garden also provides the opportunity to further extend subject to the relevant planning permission. A single garage is located to the front of the property.

The property is fully double glazed and has gas central heating.

**Home Report Value £ 170,000**

**Total Floor Area – 102 m<sup>2</sup>**

**Council Tax: B £1,394.67 per year**

**EXTRAS**

Can be discussed and agreed with the Seller.

**INFORMATION** - All sizes are recorded by laser tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to, and does not form any contract.

**VIEWING** - Strictly by appointment through Sneddon Morrison Estate Agents – **01501 749269**.

**OFFERS** - All offers should be submitted to the Whitburn office of Sneddon Morrison Estate Agents - **Fax No. – 01501 745440**

**INTEREST** - It is important your solicitor notifies this office of your interest otherwise this property may be sold prior to your knowledge.

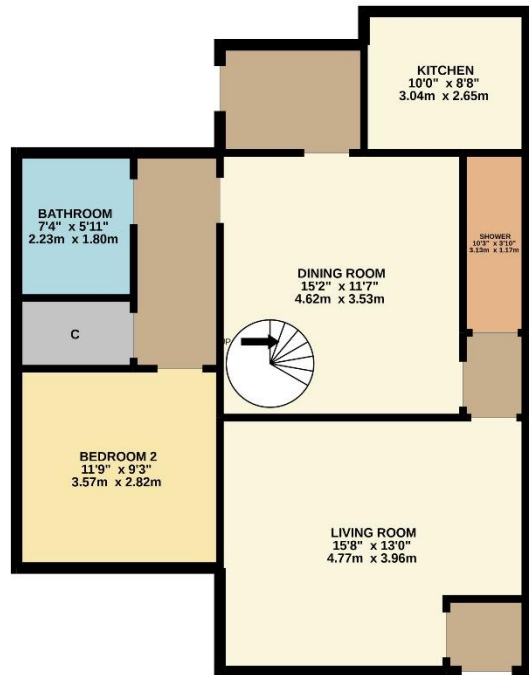
**OFFICE CONTACT** – Stacey Stirrat on **01501 749269**.

**THINKING OF SELLING?** - To arrange your **FREE** market valuation today simply call **01501 749269** and ask for Stacey Stirrat.





GROUND FLOOR  
736 sq.ft. (68.3 sq.m.) approx.

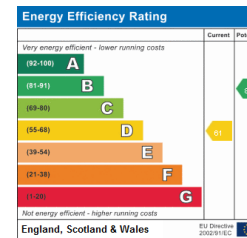


1ST FLOOR  
228 sq.ft. (21.2 sq.m.) approx.

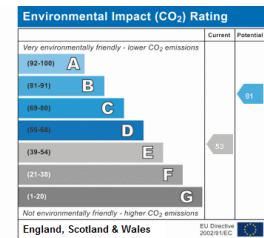


TOTAL FLOOR AREA: 964 sq.ft. (89.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Address:  
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**All Enquiries to:**

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**Branches at Bathgate, Livingston and Whitburn**

**IMPORTANT:** The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106