










Offers Over  
**£179,500**

## 42 Hillview Avenue

Broxburn | West Lothian | EH52 5SB

A fantastic opportunity has arisen to purchase this impressive, interlinked end-terraced with private front and rear gardens, situated in the heart of the ever popular town of Broxburn, close to excellent commuting links and many local amenities.

-  4 Bedrooms
-  1 Public Room
-  1 Bathroom & WC
-  Residents Parking
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - B



## Description

The accommodation which is presented in move-in condition would make an ideal purchase for a growing families looking for a fine family home in a sought after location. In brief the property comprises; welcoming entrance hallway with WC, useful storage and hard wooden floors running through most rooms, light and airy reception room with bi-folding doors to dining area, stylish fitted kitchen with appliances and door accessing rear garden. Finally, the upstairs accommodation comprises; spacious upper landing with hatch to floored and insulated attic, three well proportioned double bedrooms, good sized forth bedroom and family bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the gas hob, oven, washing machine, tumble dryer, fridge/freezer and integrated dishwasher.

## Gardens & Parking

There is a well maintained front garden with flower beds. To the rear the fully enclosed garden is paved for easy maintenance, making it the perfect haven for children to play and for outside/dining relaxing. The shed will also be included in the sale. There is ample residents parking to the rear of the property.

## Viewing

By appointment through Neilsons 0131 625 2222.





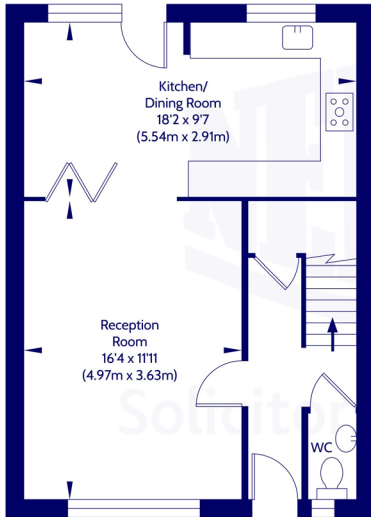
## Location

The popular town of Broxburn offers a selection of shops and recreational facilities within the vicinity which parks and a leisure centre. It is only 4 miles to the larger shopping centres of The Gyle and Livingston. Schools catering for all age groups can be found within the area. The property is also well located for access to Edinburgh airport and the city with a tram stop at the Airport Park and Ride. The proximity of the M8 and M9 motorways make easy commuting to Stirling and Glasgow, and to Fife by the Queensferry Crossing. Public transport options are good with regular bus services to Edinburgh City Centre and rail links to Edinburgh and Glasgow from Uphall and Linlithgow Railway Stations.

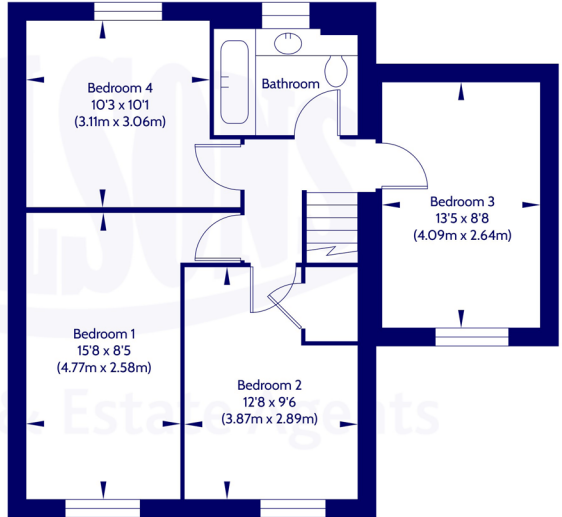




Approx. Gross Internal Floor Area 100.17 Sq M / 1079 Sq Ft.



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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