



5 Woodville Court, Broxburn, EH525LU

Description

Well presented two bedroom semi-detached house with private driveway and gardens and situated within the popular commuter town of Broxburn, to the west of Edinburgh. The property is well maintained and in good condition throughout. It benefits from gas central heating, with a modern combi boiler and it has UPVC double glazing.

The accommodation comprises:

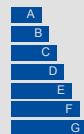
- Entrance hall with carpeted staircase
- Spacious sitting room with oak style laminate flooring, cornicing and window to the front
- Rear facing kitchen / dining room fitted with range of wall and base mounted units with laminate worktops and appliances including induction hob with extractor hood, electric fan oven, washing machine, undercounter fridge and freezer. There is also a deep walk-in understair cupboard
- Family bathroom with fully tiled walls, bath with mains pressure shower over, pedestal wash basin and WC, heated towel rail and vinyl flooring
- Rear facing double bedroom with built-in mirrored wardrobes
- Spacious master bedroom with built-in mirrored wardrobes and two shelved storage cupboards
- The landing has a hatch to the partially floored loft, which provides additional storage



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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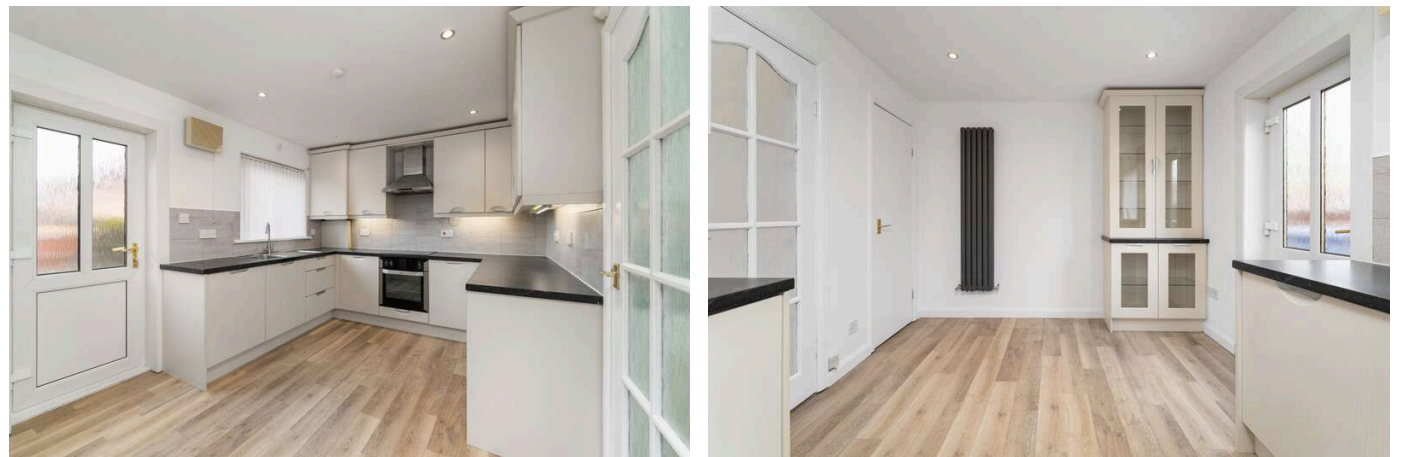


EPC RATING
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Outside and Gardens

There is a private garden to the front designed for low maintenance and with a driveway. There is side access to the rear garden. The rear garden is mostly paved with some artificial turf and enclosed by fencing, making it child and pet friendly.

Location

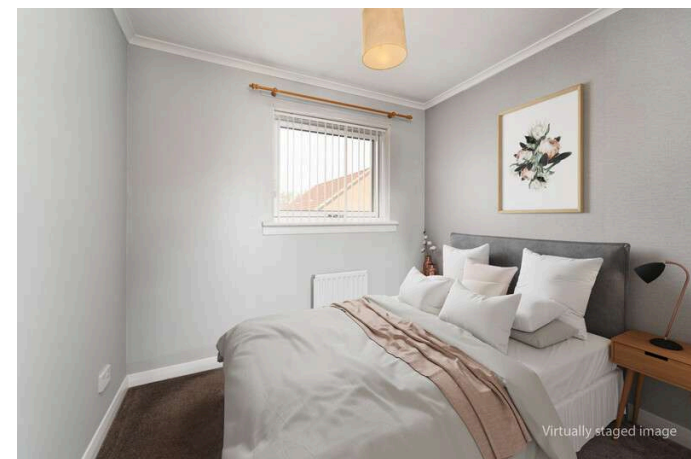
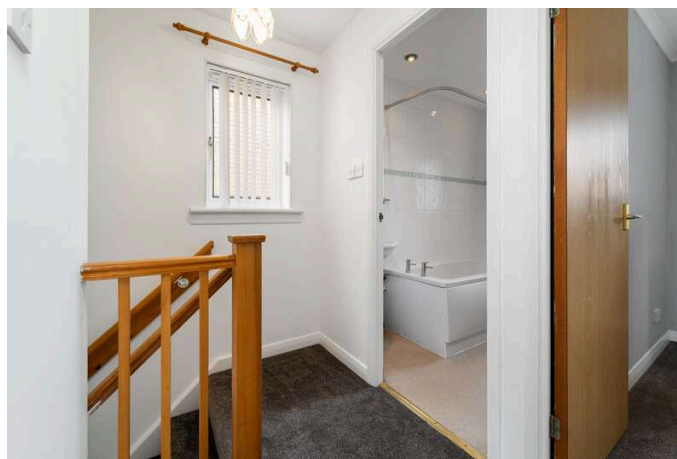
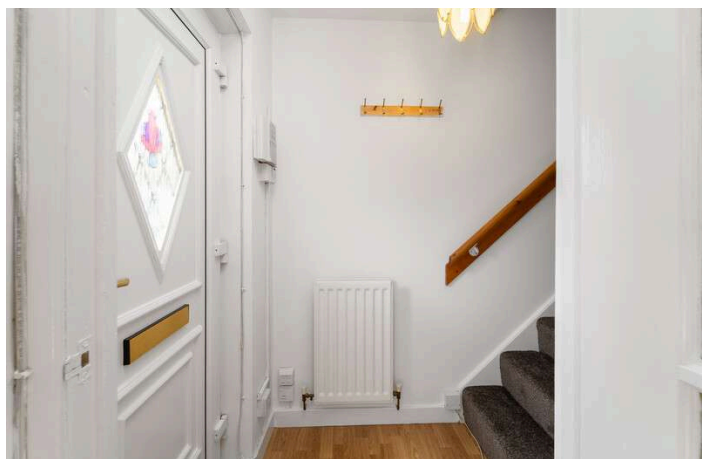
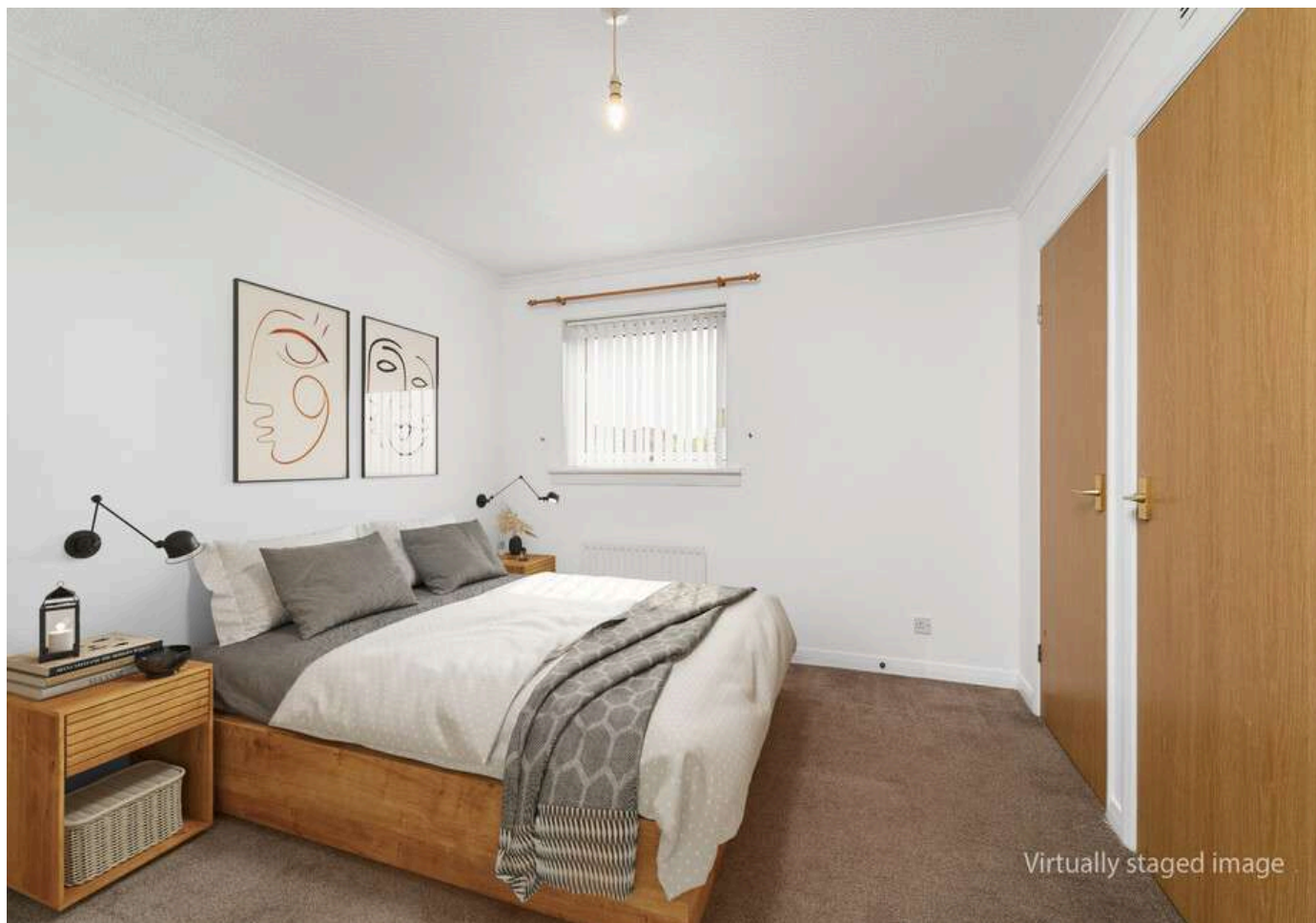
Broxburn lies approximately ten miles west of the centre of Edinburgh, close to Winchburgh and Livingston and adjoining Uphall. It is only five minutes drive from Newbridge Roundabout, which forms the link between the M9 and M8 motorways. Edinburgh Airport and the City of Edinburgh By-pass are within a few minutes drive at Newbridge Roundabout. Accordingly, excellent access to all main routes is available. Broxburn/Uphall is a thriving village with a comprehensive range of shopping facilities, primary and secondary schools, a sports centre and swimming pool and other recreational and social amenities too numerous to mention. At Main Street there is an excellent range of shopping facilities. A general store within five minutes walk provides for everyday needs. Kirkhill Primary School and Broxburn Academy are also nearby.

Extras

The fixed floor coverings, blinds, curtains, kitchen appliances and light fittings are included in the sale.

Council tax

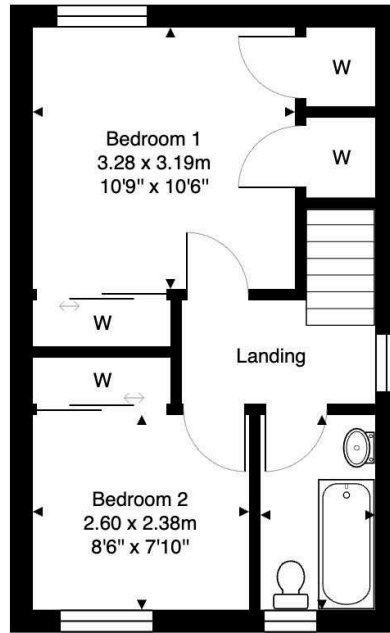
It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



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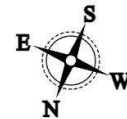
Ground Floor



First Floor

Total Area: 59.4 m² ... 639 ft²

All measurements are approximate and for display purposes only.



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035

E: property@dmdpartnership.co.uk

T: 0131 316 4666

www.dmdlaw.co.uk

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