



Sunny, tastefully presented and easily manageable Upper Villa forming part of a block of four similarly sized homes in a quiet cul-de-sac position in this modern yet mature residential development close to the centre of Broxburn and its associated amenities

Entrance stairway

Hall

Lounge/diningroom with electric coal effect fire

Fitted kitchen to include gas hob, electric oven, cooker hood, washing machine & fridge/freezer

Two bedrooms

Bathroom with shower

Gas central heating with combination boiler

Double glazing

Private enclosed garden

Allocated resident's car parking

Early viewing recommended

42 Nicol Place, Broxburn

Fixed Price £95,000



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The property comprises a sunny, tastefully presented and easily manageable Upper Villa which forms part of a block of four similarly sized homes in a quiet cul-de-sac position in this modern yet mature residential development close to the centre of Broxburn and its associated amenities. The property has been well maintained by its present owner and offers accommodation enjoying the benefit of gas central heating with a combination boiler, double glazed window units, an electric coal effect fire in the lounge/diningroom and a bright, southerly aspect to the rear. There is an area of enclosed private garden ground to the side of the building and an allocated resident's car parking space to the front. There are also visitors parking bays a short walk away. In summary, it is anticipated that this home will prove to be of particular interest to perhaps the first time buyer or professional couple and early viewing is highly recommended to fully appreciate what is on offer.

#### Entrance stairway

The property is entered by a substantial outer door with double glazed insert and a carpeted stairway rises to the accommodation at first floor level. The electricity meter and fuseboard are boxed-in at high level and there are fitted coat hooks, a single central heating radiator and a hand-rail to the right hand wall.

#### Hall

The hall provides access to the lounge/diningroom, bedrooms and bathroom, also having a hatch to an excellent volume of attic storage space over, shelved storage cupboard, smoke alarm, central heating thermostat and carpeted floor.

#### Lounge/Diningroom 4.30m x 3.68m (14'1" x 12'1")

The lounge/diningroom has twin double glazed windows to the front of the building and an attractive focal point in the form of a feature display fire surround with electric coal effect fire. A doorway provides access to the kitchen off and there is space for dining table and chairs, two single central heating radiators, TV aerial point, dimmer switch and carpeted floor.

#### Kitchen 3.18m x 1.89m (10'5" x 6'2")

Brightly located to the rear, the kitchen has a double glazed window and enjoys natural sunlight for a good portion of the day. It offers good storage at both high and low level, with a round edged work surface, tiled splashback and an inset sink with mixer tap and right hand drainer. The

gas hob, electric oven, cooker hood, washing machine and fridge/freezer are all to be included in the sale price and the combination boiler is wall mounted. There is a sized wooden Venetian blind to the window, a single central heating radiator and laminate flooring.

#### Bedroom 1 3.36m x 3.07m (11'0" x 10'1")

This larger of the two bedrooms has a double glazed window to the front, enjoying a similar outlook as per the lounge/diningroom. There is a large walk-in wardrobe, single central heating radiator and carpeted floor.

#### Bedroom 2 2.83m x 2.07m (9'3" x 6'9")

This bedroom has a double glazed window to the rear and enjoys a similar bright aspect as per the kitchen. There is a single central heating radiator, display shelf and carpeted floor.

#### Bathroom 1.89m x 1.86m (6'2" x 6'1")

The bathroom has an opaque double glazed window to the rear and a three piece modern white suite comprising low level WC, wash hand basin which has been inset into a vanity unit with storage space below and twin grip bath. A Mira shower unit delivers hot water from the combination boiler and there is a glazed shower screen, extractor fan, mirrored medicine cabinet, single central heating radiator and vinyl flooring.

#### Gardens

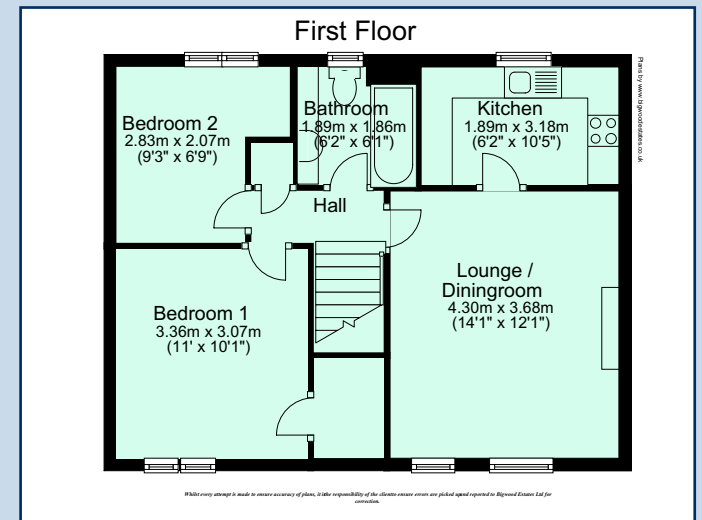
As previously mentioned, the property has an enclosed area of private garden ground, this being brightly located to the side. The garden shed is to be included in the sale price and there is a pebbled area, a plum slate pathway and timber fencing. There is also a useful external storage cupboard, this being located adjacent to the front door. In addition, Peverel Scotland are the current appointed factoring agents for the development and a twice yearly fee of approximately £40 is payable for maintenance of the common garden areas.

#### Parking

An allocated resident's car parking space is located immediately to the front and visitor's bays are a short walk away.

#### Extras

To include all fitted carpets and fitted floor coverings, curtains, blinds, electric coal effect fire & surround, gas hob, electric oven, cooker hood,



washing machine, fridge/freezer, garden shed and light fittings. Some other items may also be available by separate negotiation.

#### Viewing

Please telephone the seller on 07747-031680 or Property Department on 0131-622-2626 for an appointment.



HOME REPORT available from selling agents: property@vmh.co.uk

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

No documentation will be exhibited in respect of the compliance or otherwise of any replacement windows.

Although every attempt has been made to ensure accuracy, the details contained within this brochure are not guaranteed or warranted and will not form part of any future contract to buy.

If you are interested in this property you are advised to have your solicitor note your interest in order that you may be informed if a closing date is fixed.

**Property Department 10 South Clerk Street, Edinburgh EH8 9JE**  
**t 0131 622 2626 f 0131 622 2627 DX: ED12**

43/45 Easter Road, Edinburgh EH7 5PL t 0131 661 5911 f 0131 661 0193

property@vmh.co.uk www.vmh.co.uk

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