





4 Greendykes Road
Broxburn
EH52 5AG
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Viewing
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These particulars, whilst carefully prepared, are not warranted. Prospective purchasers should make their own enquiries to confirm the details of this property.
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Superb FOUR BEDROOM, END TERRACE HOME with open outlook to the rear. The property is within walking distance of shops, sport centre, swimming pool and other local amenities and therefore the location makes for a fabulous family home.

Presented in true move in condition, a credit to the present owners, the accommodation comprises -

Ground Floor - Hallway, Lounge, Dining Kitchen, Bedroom Four.
First Floor - Master Bedroom, two further Bedrooms and Bathroom.

Entrance Hall

Located at the side of the property the part glazed, grey UPVC front door leads to the Entrance Hall. Doors leading to the Lounge, Kitchen, Bedroom Four and two storage cupboards (one enclosing fuse boxes). Laminate flooring.

Lounge 15'11 x 12'2

Bright, spacious Lounge with wood-effect laminate flooring throughout. Front facing window with blind. Fireplace with electric fire provides a focal point. Doors to Dining Kitchen.

Dining Kitchen 16'10 x 10'1

Modern and bright area with complimentary work tops and floor and wall units. Integrated single oven, four burner hob with extractor fan above, integrated microwave and space for fridge freezer and washing machine. Rear facing window with roller blind. Space for dining. Laminate flooring. French doors to Garden.

Bedroom Four 11'2 x 6'11

Located on the ground floor the 4th Bedroom is currently used as a Play Room. Window to the front. Laminate flooring.

Upper Hallway

Stairs from entrance hallway lead to the upper landing with a window to rear of property. Doors to three bedrooms, family bathroom and storage cupboard. Loft access. Carpeted flooring.

Master Bedroom 13'1 x 11'8

Front facing window with roller blind. Laminate flooring.

Bedroom Two 11'8 x 10'1

Second double bedroom with wood-effect laminate flooring and views to rear of property. Integrated double wardrobe with sliding mirror doors.

Bedroom Three 11'6 x 9'6

Third good sized, double bedroom currently used as a study/ craft room. Wood-effect laminate flooring throughout. Views to front of the property.

Bathroom 6'7 x 6'5

Bright bathroom comprising white pedestal sink and wc. Bath with shower screen and electric shower. Rear facing window. Ceramic floor tiles. Spotlights to anti condensation ceiling.

Garden

Fully enclosed low maintenance Rear Garden with two decked areas. Gate to open grass area to the rear. Garden shed.

Parking

Ample on street parking.

