



**66 Curran Crescent, Broxburn, West Lothian EH52 5RZ**  
**Offers Over £148,000**



4 Greendykes Road, Broxburn, EH52 5AG  
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Superb, spacious Semi detached HOUSE which has been recently upgraded throughout and now benefits from a refitted kitchen, bathroom, boiler, windows, doors and flooring throughout. Located within a quiet cul de sac , close to local amenities, this family home offers an abundance of storage, three double bedrooms and a south facing rear garden.

Accommodation comprises -  
Hall, Lounge, Kitchen, three Bedrooms ( all with cupboards) and Bathroom.

**Entrance Hall**

Provides access to the Lounge, Kitchen and stairs to upper level. Cupboard housing electric fuse box. Laminate flooring.

**Lounge**

15'8 x 12'10 (4.78m x 3.91m)  
Bright, spacious public room with large south facing window. Walk in cupboard (13'1 x 2'10) which houses the gas central heating boiler. Carpeted flooring.

**Kitchen**

12'3 x 9'5 (3.73m x 2.87m)  
Modern base and wall mounted units with contrasting work surfaces. Five burner gas hob, electric oven, built in microwave, space for washing machine and fridge freezer. Rear facing window and door to Garden. Vinyl flooring. Spotlights to ceiling.

**Upper Hallway**

Carpeted stairs and landing. Access hatch to attic.

**Master Bedroom**

12'8 x 10' (3.86m x 3.05m)  
Rear facing window. Fitted wardrobe. Carpeted flooring.

**Bedroom Two**

12'10 x 12'7 (3.91m x 3.84m)  
Rear facing window. Two cupboards. Carpeted flooring.

**Bedroom Three**

12'1 x 8'9 (3.68m x 2.67m)  
Side facing window. Walk in cupboard. Carpeted flooring.

**Bathroom**

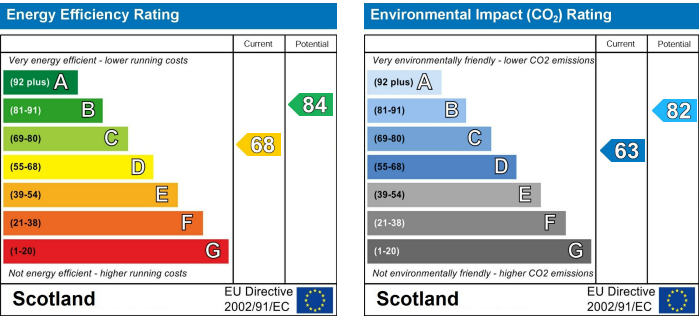
7'1 x 6'2 (2.16m x 1.88m)  
Three piece suite with shower over bath. Front facing window. Vinyl flooring.

**Rear Garden**

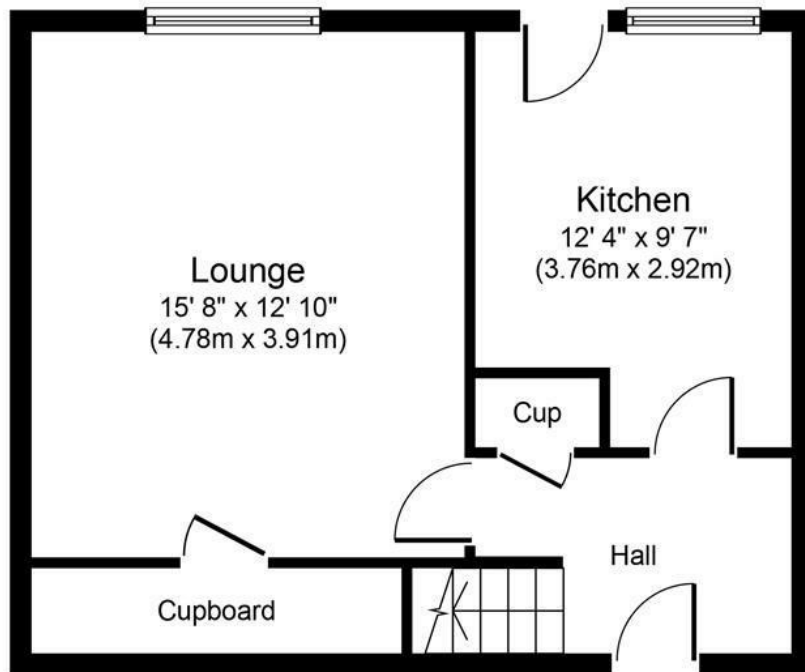
Fully enclosed south facing Garden, laid to lawn.

**Parking**

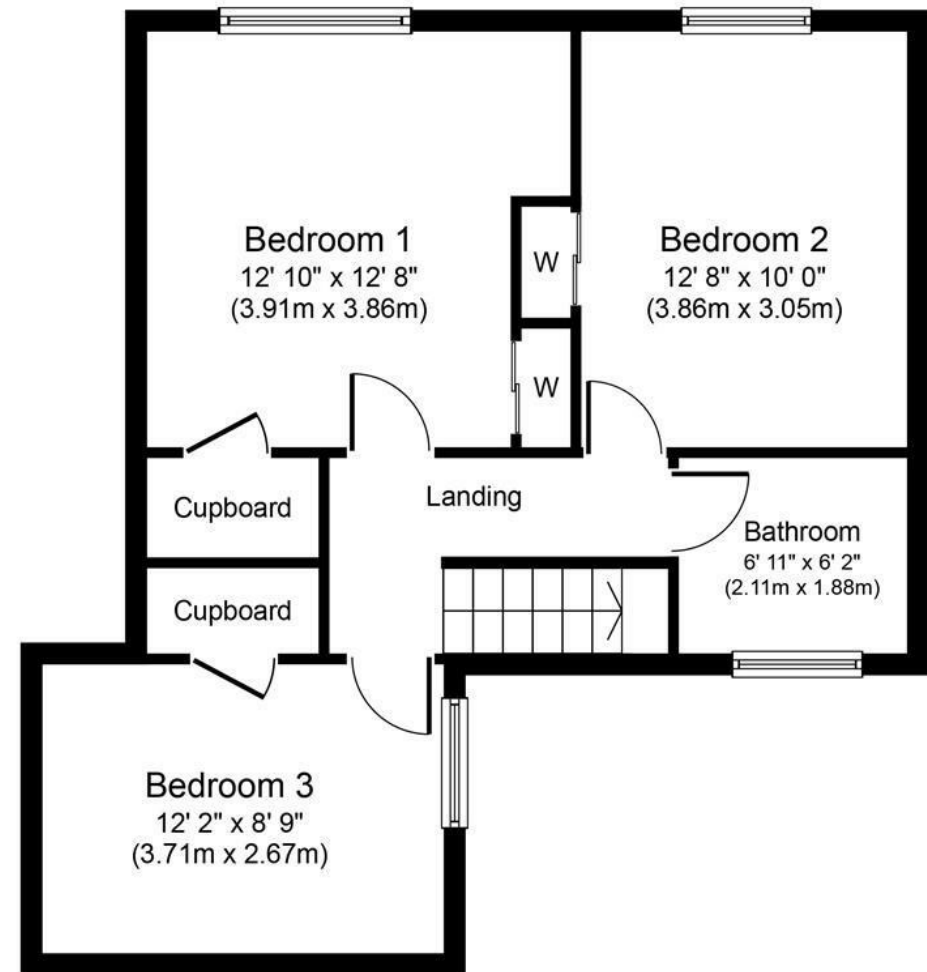
Ample on street parking is available to the front of the property.







**Ground Floor**  
**Approximate Floor Area**  
**424 sq. ft.**  
**(39.4 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**540 sq. ft.**  
**(50.2 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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*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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