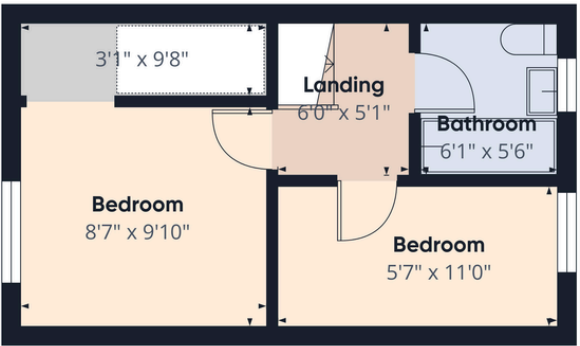




Approximate total area**
466 ft²
Reduced headroom
4 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE 360

DESCRIPTION

An excellent opportunity to purchase this immaculately presented two-bedroom terraced house in Broxburn, offering stylish, modern accommodation ideally suited to first-time buyers, couples and downsizers alike.

The property is presented in excellent condition throughout, allowing the new owner to move straight in and enjoy everything this lovely home has to offer.

The heart of the home is the open-plan lounge and kitchen, providing a practical and sociable living space ideal for relaxing, entertaining friends or enjoying everyday family life. The open-plan layout creates a contemporary feel while making excellent use of the available space.

The generously sized primary bedroom offers a comfortable retreat and benefits from a large storage cupboard, providing valuable additional storage. A second bedroom offers flexibility for guests, a home office or additional family accommodation.

Completing the interior is a modern family bathroom fitted with a shower over the bath, combining contemporary style with everyday practicality.

Located in the popular town of Broxburn, the property is conveniently positioned for access to local shops, amenities and everyday services.

- Immaculately presented two-bedroom terraced house
- Modern open-plan lounge and kitchen
- Good-sized primary bedroom with large storage cupboard
- Second bedroom offering flexible use
- Modern family bathroom with shower over bath
- Ideal for first-time buyers, couples or downsizers
- Convenient Broxburn location
- Move-in-ready accommodation
- Allocated parking space
- Sunny rear garden



LOCATION

The town of Broxburn is popular with commuters, being approx. 12 miles west of the capital city of Edinburgh and a few miles from central Scotland's core travel network (M8, M9 & M90) and Edinburgh International Airport. The property itself is within walking distance of the town centre where you will find a large selection of amenities. For those in pursuit of leisure there are beautiful walks along the banks of the river Almond, the Union Canal or through Almondell and Calderwood Country Park. Just out of town, The Gyle and Livingston retail centres offer major high street names and restaurants. An excellent bus service is available for travel throughout the area as well as to Edinburgh and surrounding districts. Nearby Uphall railway station provides links to Edinburgh, Glasgow and Livingston. Primary and secondary education is available locally which includes Broxburn, Kirkhill and St Nicholas RC Primary as well as the highly regarded Broxburn Academy.

