



54 West Holmes Place, Broxburn, West Lothian EH52 5NJ
Offers Over £219,000

4 Greendykes Road, Broxburn, EH52 5AG

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This well maintained detached villa enjoys a tranquil setting and forms part of a mature, well established modern development within the sought after town of Broxburn in West Lothian, an ideal commuter base for Edinburgh, Glasgow and further afield. The property would make an excellent family home in a great location and boasts a double Driveway leading to Garage and a sunny enclosed south westerly facing Rear Garden.

Accommodation comprises:

Reception Hall, WC, Lounge/Dining Room, Breakfasting Kitchen, Master Bedroom with En Suite, two further Bedrooms and Bathroom.

Lounge/ Dining Room

20' x 11'3 (6.10m x 3.43m)

Open Plan public room with direct access to the Rear Garden.

Breakfasting Kitchen

16'9 x 7'10 (5.11m x 2.39m)

Good range of base and wall mounted units, incorporating gas hob, electric oven and washing machine. Space for fridge freezer. Side facing door leads to Garden. Space for dining.

WC

Located on the ground floor. Two piece suite.

Reception Hallway

Provides access to all ground floor accommodation.

Upper Hallway

Natural light floods the staircase by way of a side facing window . Carpeted stairs and landing. Two cupboards provide useful storage. Access hatch to attic space

Bedroom One

12'4 x 8'7 (3.76m x 2.62m)

Feature alcove area with tv point. Fitted wardrobes.

En Suite

Three piece suite. Rear facing window.

Bedroom Two

9'11 x 8'7 (3.02m x 2.62m)

Located to the front of the property. Fitted wardrobe.

Bedroom Three

11'1 (widest point) x 8'5 (3.38m (widest point) x 2.57m)

Front facing window. carpeted flooring.

Bathroom

Three piece suite with vanity unit under sink. Side facing window.

Front Garden

Laid to lawn.

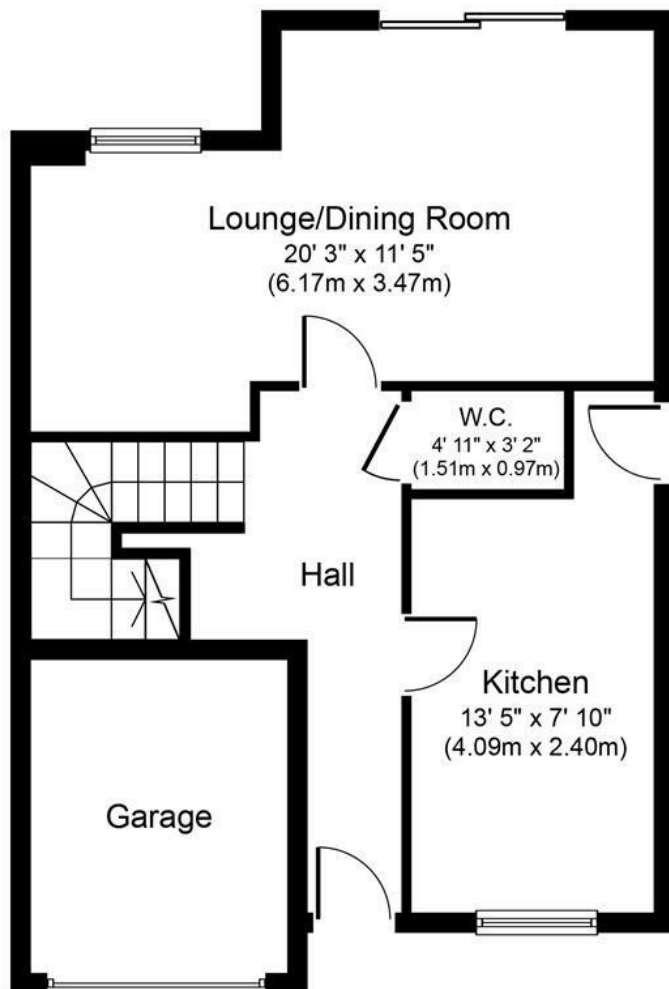
Garage

Double Driveway leads to single integral Garage.

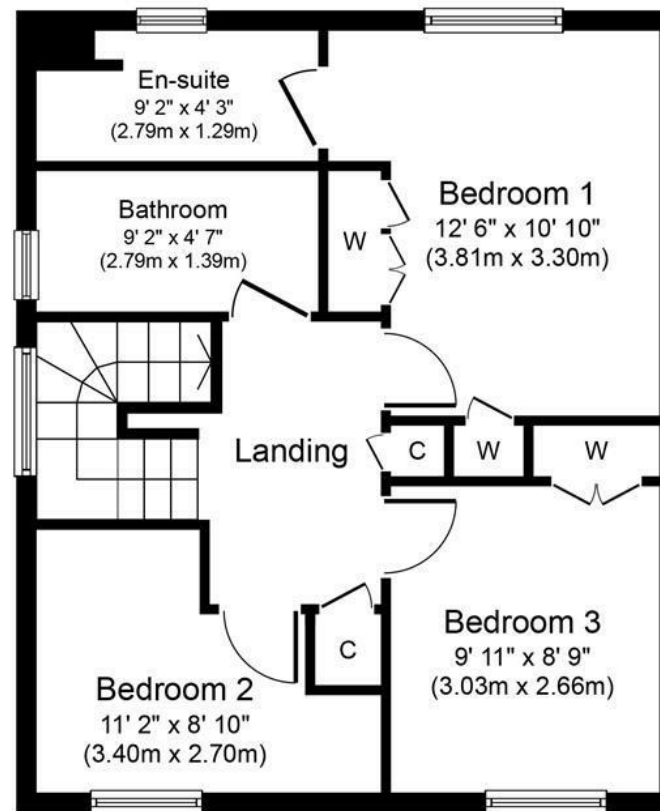
Rear Garden

Fully enclosed south westerly facing Rear Garden. Patio with lawn beyond. Garden shed.





Ground Floor
Approximate Floor Area
(Excluding Garage)
475 sq. ft.
(44.1 sq. m.)



First Floor
Approximate Floor Area
438 sq. ft.
(40.7 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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