

Property Connections



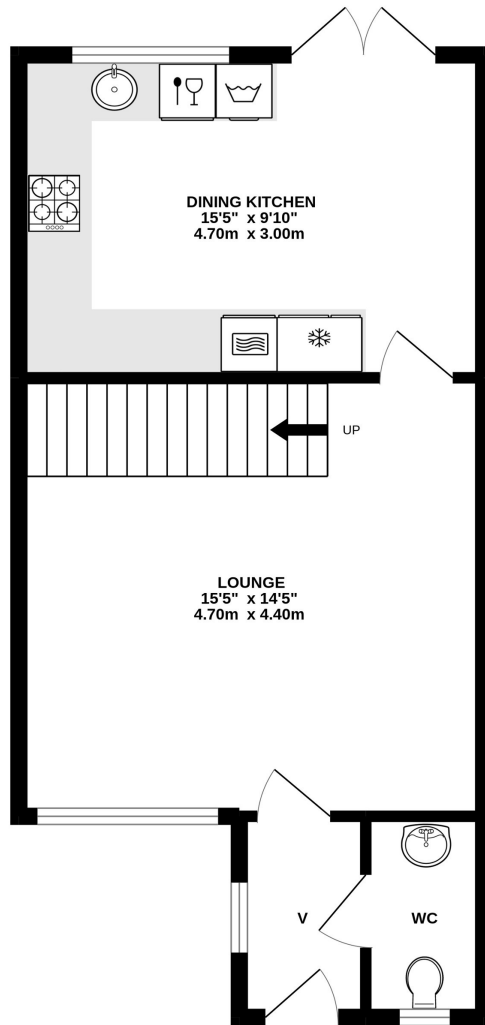
Estate Agent

01506 650 550

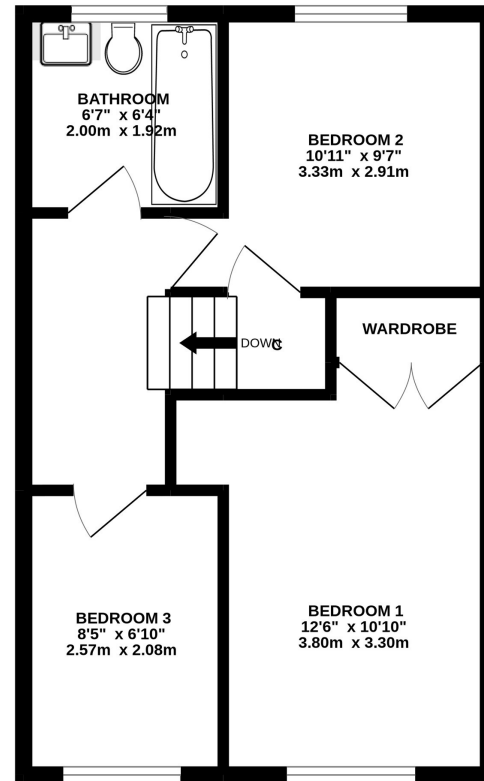


56 Laing Gardens, Broxburn

GROUND FLOOR



1ST FLOOR



Commanding an impressive plot in a perfect location, this outstanding three bedroom family home is beautifully presented throughout, offering an excellent layout and stunning dining kitchen which has been thoughtfully planned and designed by the current owners. The property is well located for local amenities and there are also excellent commuter links nearby.

Property comprises;

Vestibule, lounge, dining kitchen, three bedrooms, family bathroom, W.C, driveway and gardens.

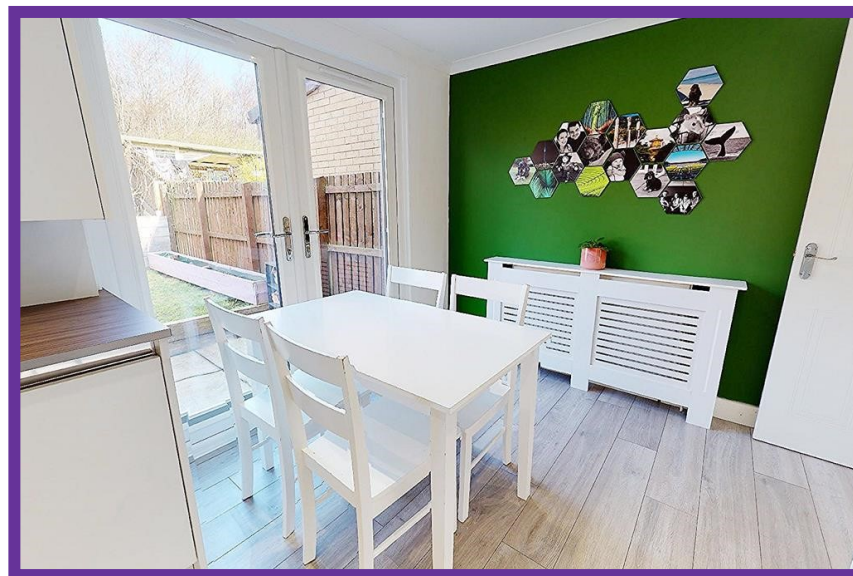
Vestibule offers laminate flooring and gives access to the W.C. and Lounge.

Spacious and welcoming lounge looks over the southerly aspect and boasts attractive décor and laminate flooring and door which leads to the dining kitchen.



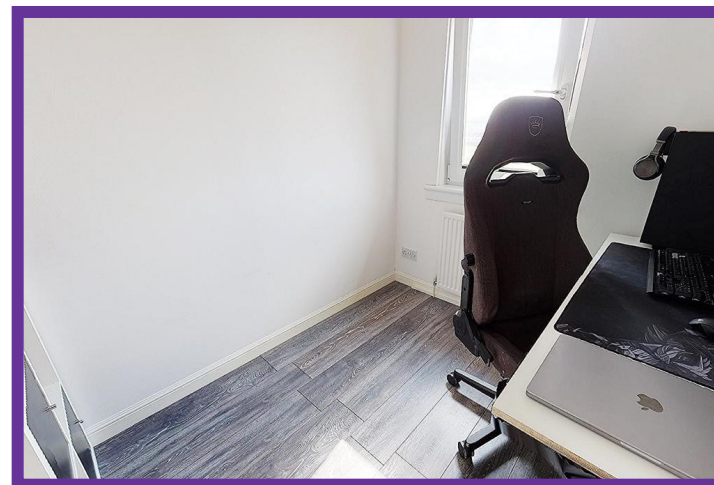


Located at the rear and looking over the rear garden, the bespoke, sophisticated and beautifully designed dining kitchen offers an excellent selection of base and wall mounted units with integrated appliances which include a gas hob, oven, washing machine, dishwasher and fridge freezer. French doors gives access to the rear garden giving a degree of connectivity to the outside space.





On the upper level there are three bedrooms, bedrooms one and two are complete with fitted storage, bedroom three is an excellent sized single room with stylish laminate and neutral décor.





Plush family bathroom comprises of contemporary ceramic tiling and elegant three piece suite which comprises of a bath with waterfall shower over, W.C, vanity units and wash hand basin.



The private rear garden has been tiered and boasts an attractive selection of planting, feature planters, lawn areas and decking, thus providing an excellent space for entertaining and enjoying the warm summer months. There is a large shed which is currently being utilised as a gym. Driveway is located to the side of the property.

Extras

All blinds, light fittings and floor coverings are included in the sale.



Whilst the above particulars are believed to be correct, they are not warranted and do not form part of any contract.