



43 Globe Park, Broxburn

Offers Over £285,000



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Broxburn, Broxburn

Nestled within a highly sought after cul-de-sac in Broxburn, Knightbain are delighted to welcome to the market this fantastic four double bedroom detached property, presented in true walk in condition.

Council Tax band: F

- Detached Property
- Four Double Bedrooms
- En-Suite Primary Bedroom
- Utility Room
- Close To Schooling
- South Facing Rear Garden
- Gargage
- Driveway
- New Boiler Fitted January 2021
- EPC = C





Lounge

14' 3" x 11' 11" (4.34m x 3.63m)

Bright and airy lounge with a gas fireplace as a focal point of the room. Useful storage cupboard. Front facing window. Laminate flooring.

Dining Room

10' 11" x 7' 7" (3.33m x 2.31m)

Open plan from the lounge, the perfect space for entertaining. Double doors to the rear garden flood the space with natural light. Laminate flooring. Door to the kitchen.

Kitchen

10' 10" x 10' 5" (3.3m x 3.18m)

Modern white base and wall mounted units with contrasting worktops. Gas hob. Electric oven. Breakfast bar. Tiled flooring. Door to utility. South facing rear window over looking the garden.

Utility Room

6' 11" x 4' 10" (2.1m x 1.47m)

Accessed via the kitchen. Space for washing machine. Tiled flooring. Door to W/C. Door to rear garden. Side facing window.

w/c

4' 9" x 3' 4" (1.46m x 1.01m)

White two piece suite. Side facing window. Vinyl flooring.

Bedroom One

11' 3" x 11' 2" (3.42m x 3.4m)

Spacious primary bedroom with ample space for free standing furniture. South facing window. Laminate flooring.

En-Suite Shower Room

6' 2" x 4' 3" (1.87m x 1.29m)

White three piece suite. Vinyl flooring.

Bedroom Two

13' 4" x 8' 4" (4.06m x 2.55m)

Spacious double bedroom. Front facing window. Laminate flooring.



GARDEN

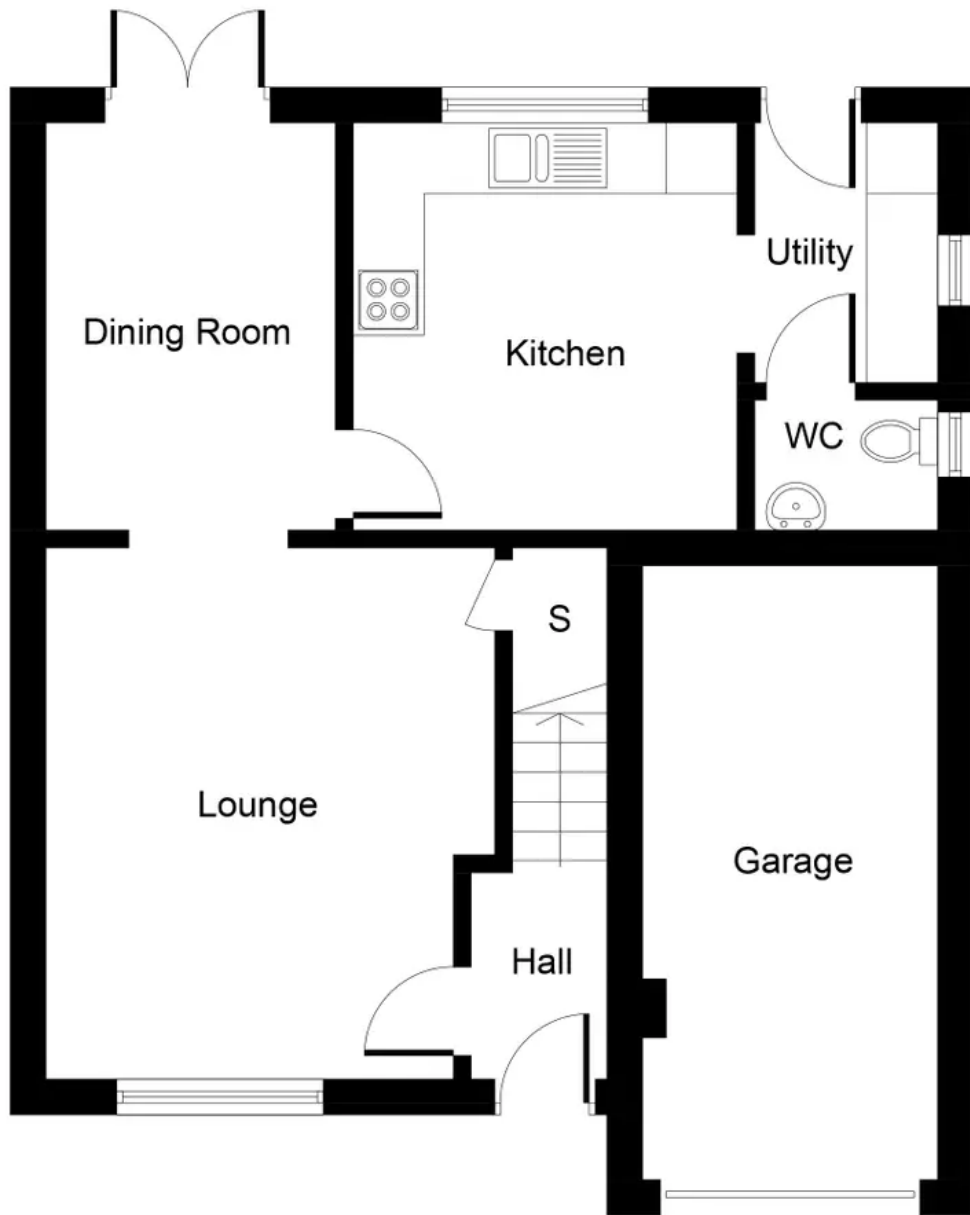
South facing fully enclosed rear garden. Mainly laid to lawn with additional paved seating area.

ON DRIVE

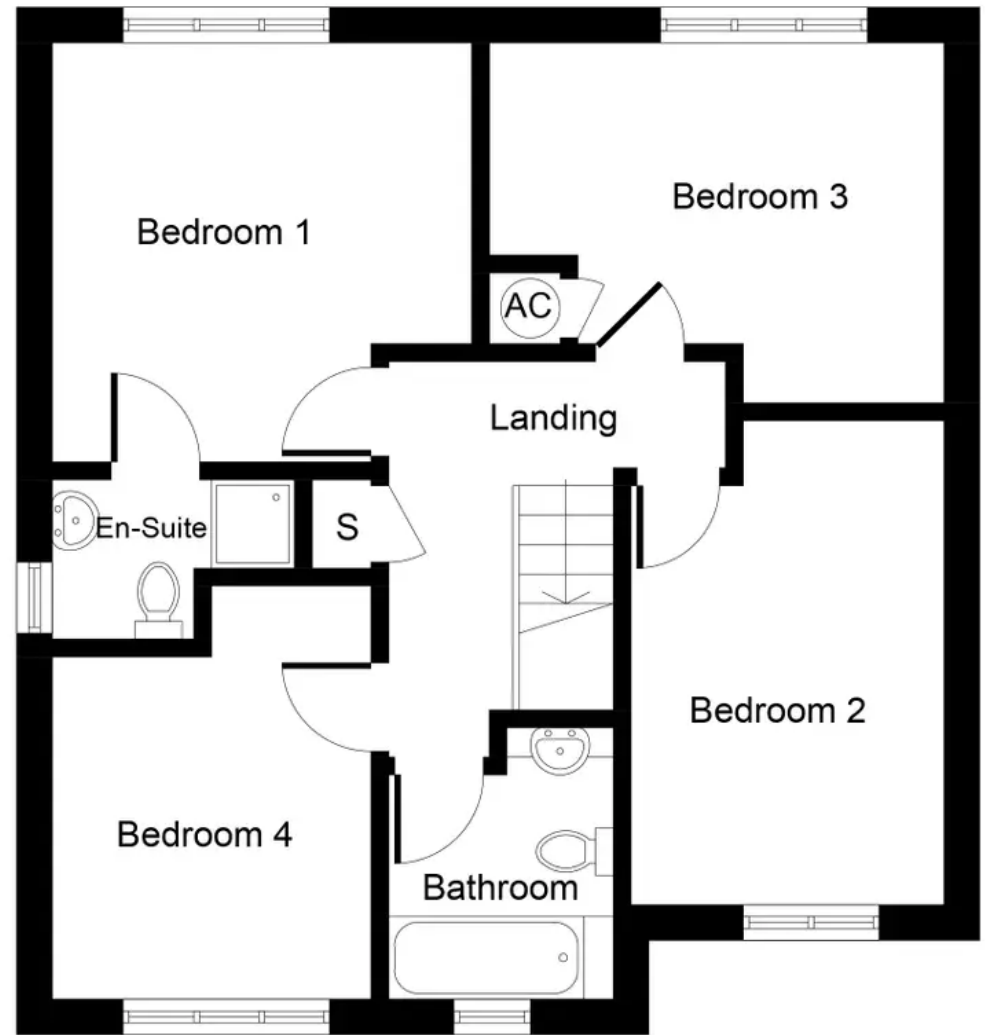
2 Parking Spaces

Paved driveway for 2 cars leading to single integral garage. Additional visitors parking available in the street.





Ground Floor



First Floor

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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