



## 3 Long Byres, Broxburn

Offers Over £144,000



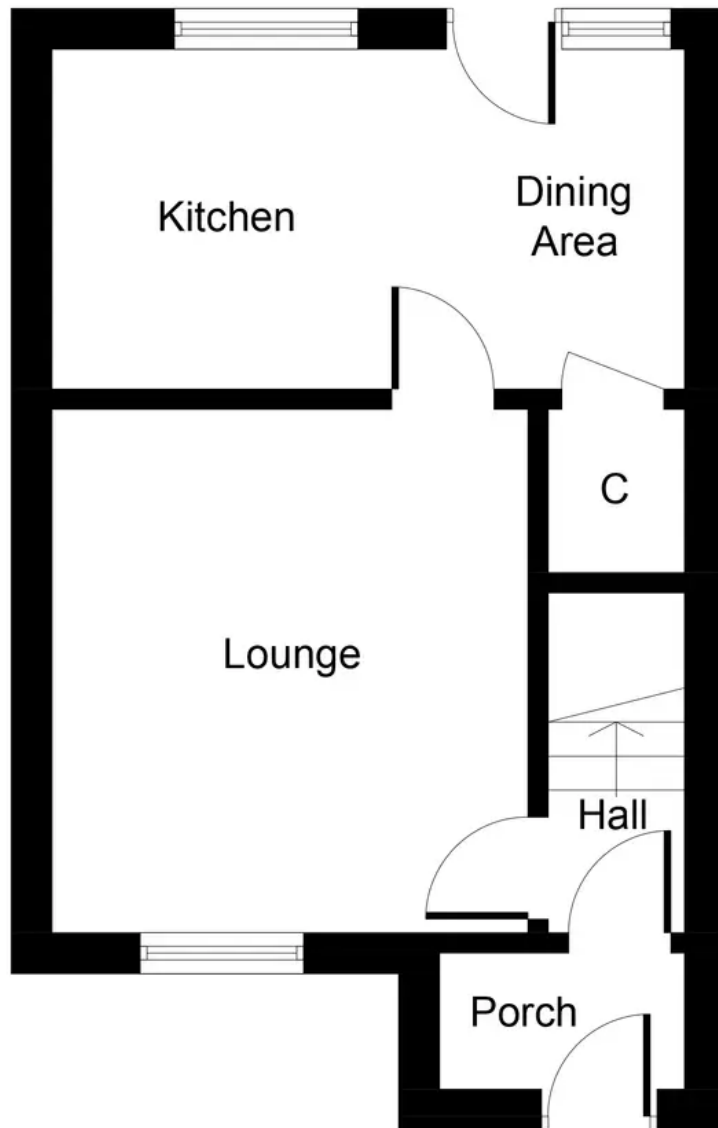
# 3 Long Byres

Broxburn, Broxburn

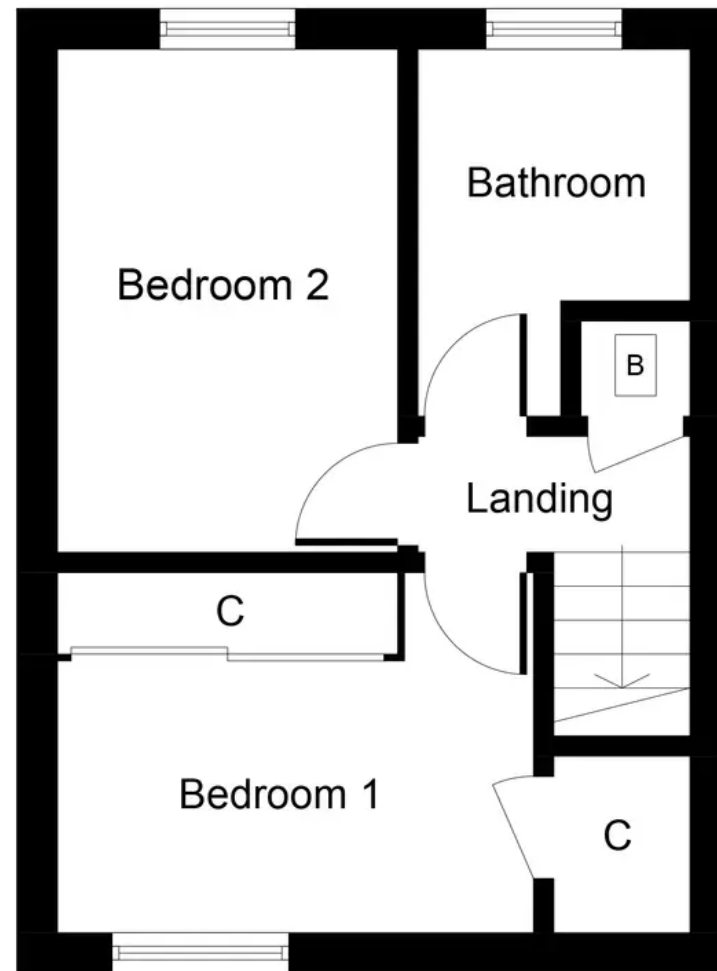
Knightbain are delighted to welcome to the market this immaculately presented end of terrace property located in a sought after location in Broxburn. Long Byres forms part of Station Road and is within walking distance of the main street and amenities. Council Tax band: B

- End Of Terrace
- Two Double Bedrooms
- Low Maintenance Front And Rear Gardens
- Allocated Parking Space
- Short Walk To Town Centre And Schooling
- Presented In True Walk In Condition
- Gas Central Heating
- Double Glazing
- Breakfasting Kitchen
- EPC = C





**Ground Floor**  
**Approximate Floor Area**  
**348 Sq. ft.**  
**(32.29 Sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**325 Sq. ft.**  
**(30.16 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. 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.



## **KnightBain Estate Agents**

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