



3 Kirkhill Terrace, Broxburn

Offers Over £118,500



3 Kirkhill Terrace

Broxburn, Broxburn

A delightfully located two bedroom ground floor flat offering south-facing garden and found in walk-in condition. Accommodation comprises: well proportioned Lounge, two Double Bedrooms and modern fitted Kitchen and Bathroom. Early viewing is highly recommended.

Tenure: Freehold

- Ground Floor Two Bedroom Flat
- Modern Kitchen and Bathroom
- South-facing fully enclosed rear garden
- Walk in condition
- Gas Central Heating and Double Glazing
- Ample on street parking within close proximity
- Sought after location





Entrance

Entrance from front door leads to a useful vestibule with internal glazed door leading to the Lounge

Lounge

15' 10" x 11' 0" (4.83m x 3.35m)

A well proportioned room with large front facing window providing an abundance of natural light to the sociable space. Stylish neutral decor enhanced by complimentary carpeting.

Kitchen

9' 8" x 8' 1" (2.95m x 2.46m)

A generous range of contemporary modern high gloss base and wall mounted units complemented by stylish work-surfaces. Gas hob and electric oven. Space for free-standing appliances. Rear UPVC partial glazed door provides immediate access to the fully enclosed rear garden.

Rear Hallway

Glazed internal door leading from the Lounge to the rear hall which offers two spacious storage cupboards. Carpeting to hall.

Bedroom One

12' 0" x 7' 6" (3.66m x 2.29m)

A generous primary bedroom offering wardrobe storage space. Stylish carpeting complemented by neutral decor.

Bedroom Two

9' 3" x 7' 9" (2.82m x 2.36m)

Bedroom two is located to the rear enjoying views over the garden. Currently utilised as a home office. Wardrobe recess. Neutral decor and carpeting.

Bathroom

6' 1" x 6' 1" (1.85m x 1.85m)

Modern three piece suite comprising bath with electric shower set over, pedestal wash-hand basin and wc. Stylish neutral tiling to walls. Vinyl flooring. Opaque window to rear.



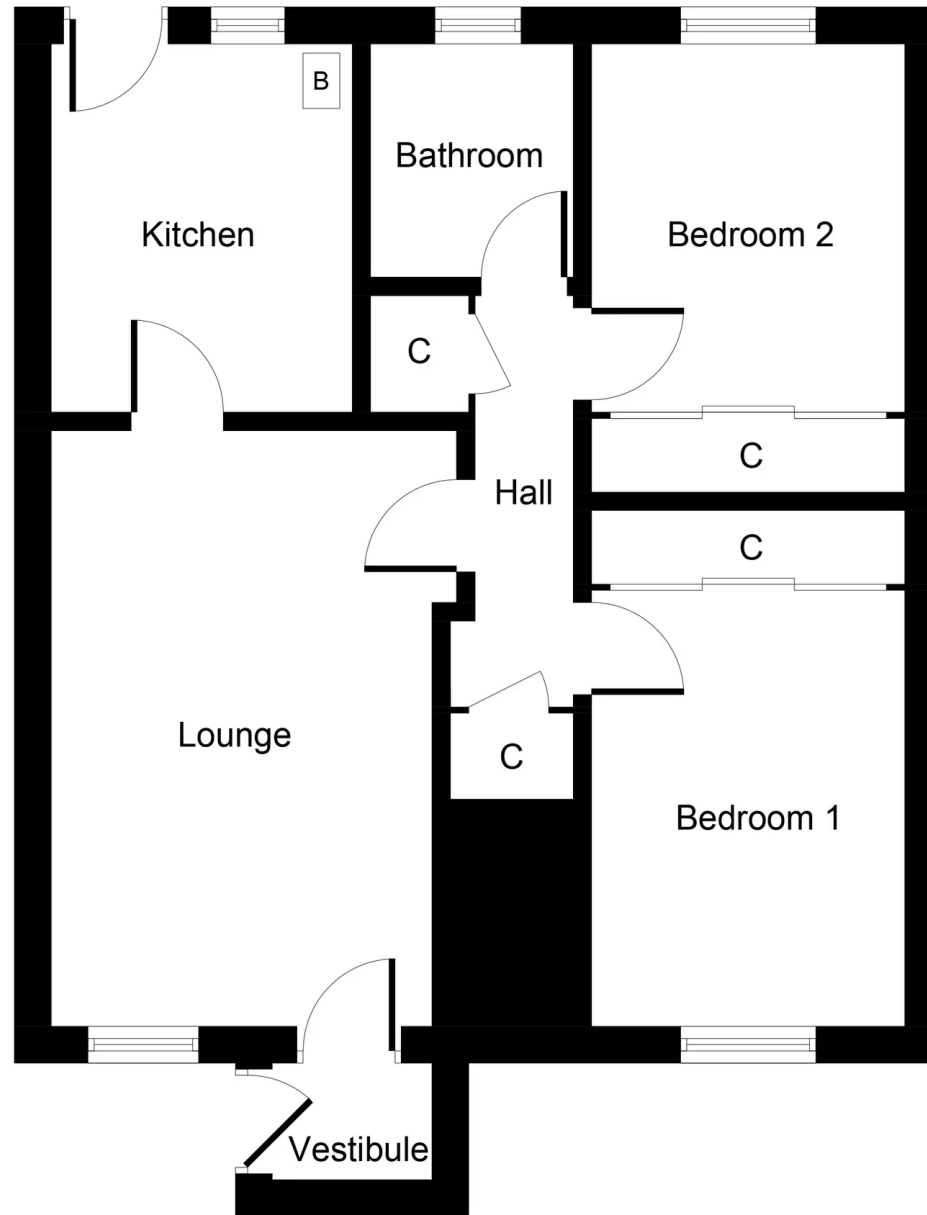
GARDEN

Sunny aspect south-facing rear garden offers rolling lawn to rear and side area. There is a small area to the rear of the garden which the upper flat has a right of access over. The rear garden however is fully enclosed with direct access to the property via the rear door.

ON ROAD

There is ample on street parking within close proximity to the property





Ground Floor
Approximate Floor Area
612 Sq. ft.
(56.87 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.

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