



31 New Holygate, Broxburn

Offers Over £125,000



31 New Holygate

Broxburn, Broxburn

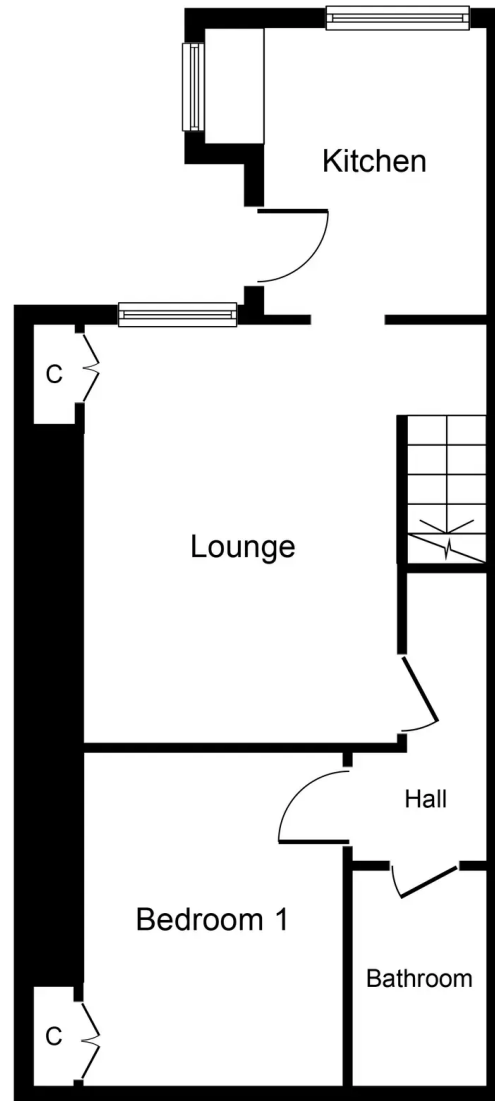
Two Double Bedroom terraced cottage lying within the tranquil setting of New Holygate, Broxburn. Highlights include modern fitted Kitchen and Bathroom, two spacious Double Bedrooms and a sociable Lounge. The property further benefits from a south-facing fully enclosed garden. Ample unallocated parking lies at the end of the terraced row. For the outdoor enthusiast there are lovely walks along the canal banks which is easily accessed from the property.

Council Tax band: B

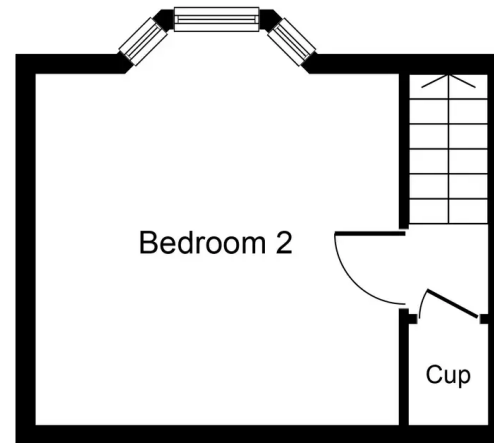
Tenure: Freehold

- Two Double Bedroom cottage
- Modern High Gloss fitted Kitchen
- Well proportioned Lounge
- Gas Central Heating and Double Glazing
- South facing garden
- Family friendly location
- Relaxing walks along the canal bank easily accessible from the property





Ground Floor
Approximate Floor Area
456 sq. ft.
(42.4 sq. m.)



First Floor
Approximate Floor Area
180 sq. ft.
(16.8 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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