



49 Nicol Road, Broxburn

Offers Over £273,000



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Broxburn, Broxburn

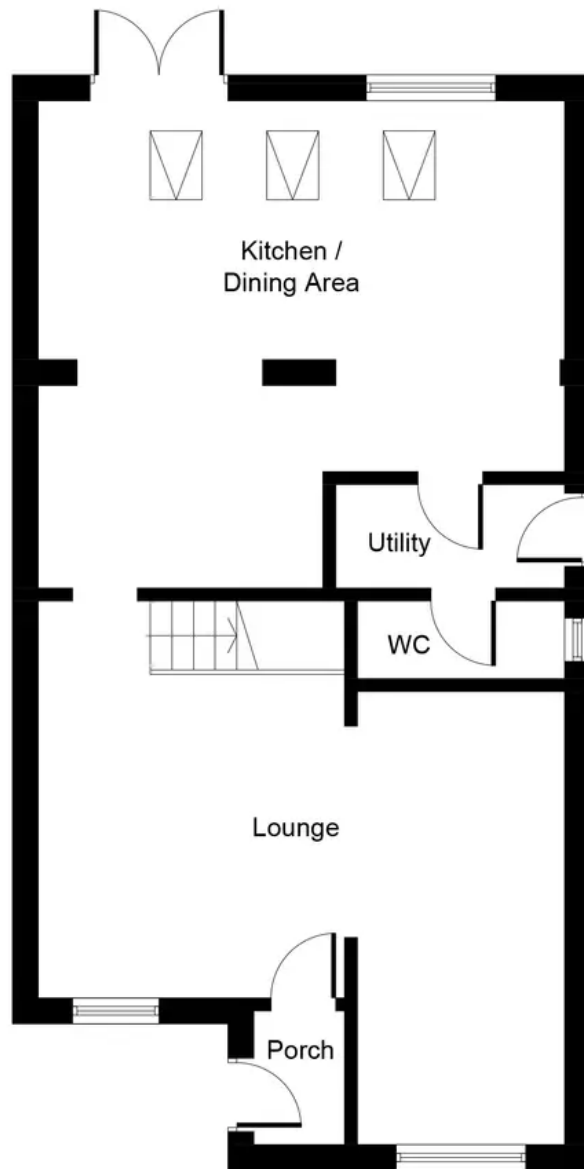
A fabulous opportunity to acquire a beautifully extended THREE BEDROOM, DETACHED HOUSE set in a peaceful cul de sac location. Early viewing highly recommend

Council Tax band: F

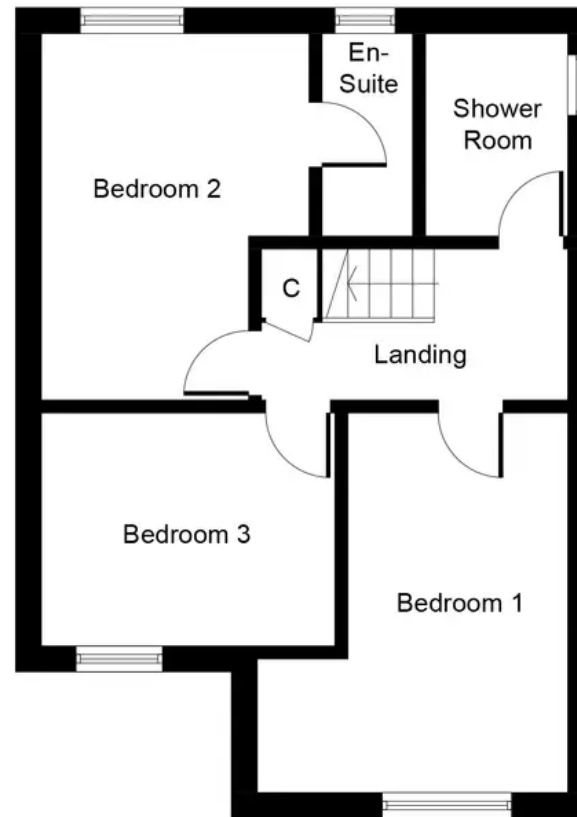
Tenure: Freehold

- Stunning Three Bed Detached Villa
- Extended and Garage Converted
- Utility Room and WC Added
- Enclosed Rear Garden
- Driveway
- Highly sought after location
- En - Suite
- Child Friendly No Through Road
- EPC = C





Ground Floor
Approximate Floor Area
(Including Garage)
728 Sq. ft.
(67.6 Sq. m.)



First Floor
Approximate Floor Area
532 Sq. ft.
(49.4 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. 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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