



15 Joseph Cumming Gardens, Broxburn

Offers Over £308,000



15 Joseph Cumming Gardens

Broxburn, Broxburn

KnightBain Estate Agents are delighted to present to the market this superb detached property located in a sought after development in Broxburn. Boasting modern interiors throughout with a sleek open plan kitchen/diner, four bedrooms, w/c and en-suite shower room in the primary bedroom.

Council Tax band: F

- Detached
- Four Bedrooms
- Driveway
- Garage
- Ground Source Heat Pump
- Modern Interiors Throughout
- EPC =
- Sought After Development
- En-Suite Primary Bedroom
- Short Drive To Train Station And Town Centre





Lounge

17' 3" x 10' 10" (5.27m x 3.29m)

Bright and welcoming dual aspect lounge flooded with natural light. Double doors to open plan kitchen/diner. Access to rear hallway with useful under stairs storage cupboard and W/C. Luxury vinyl flooring.

Kitchen/Diner

22' 6" x 12' 11" (6.87m x 3.93m)

Stunning open plan kitchen/diner provides the perfect space for entertaining. A range of sleek and modern white gloss base and wall mounted units are complimented with black work surfaces and splash back. Integrated fridge, freezer, dishwasher and electric oven. Electric hob. Double doors to rear garden. Door to utility room. Luxury vinyl flooring.

Utility Room

6' 3" x 5' 5" (1.91m x 1.65m)

White gloss base and wall mounted units provide storage. Black work surfaces and splash back. Space for washing machine and tumble dryer. Side door to rear garden. Luxury vinyl flooring.

W/C

5' 3" x 3' 10" (1.60m x 1.17m)

Two piece suite. Side facing window. Luxury vinyl flooring.

Bedroom One

17' 9" x 10' 10" (5.42m x 3.29m)

Generous primary bedroom with ample space for free standing furniture as well as a built in wardrobe. Large picture window. Carpeted flooring. Door to en-suite shower room.

En-Suite Shower Room

6' 9" x 5' 11" (2.06m x 1.80m)

Modern three piece suite. Partially tiled walls. Side facing window. Vinyl flooring.

Bedroom Two

13' 5" x 10' 6" (4.10m x 3.19m)

Second double bedroom which offers a built in wardrobe and additional storage cupboard. Rear facing window. Carpeted flooring.



REAR GARDEN

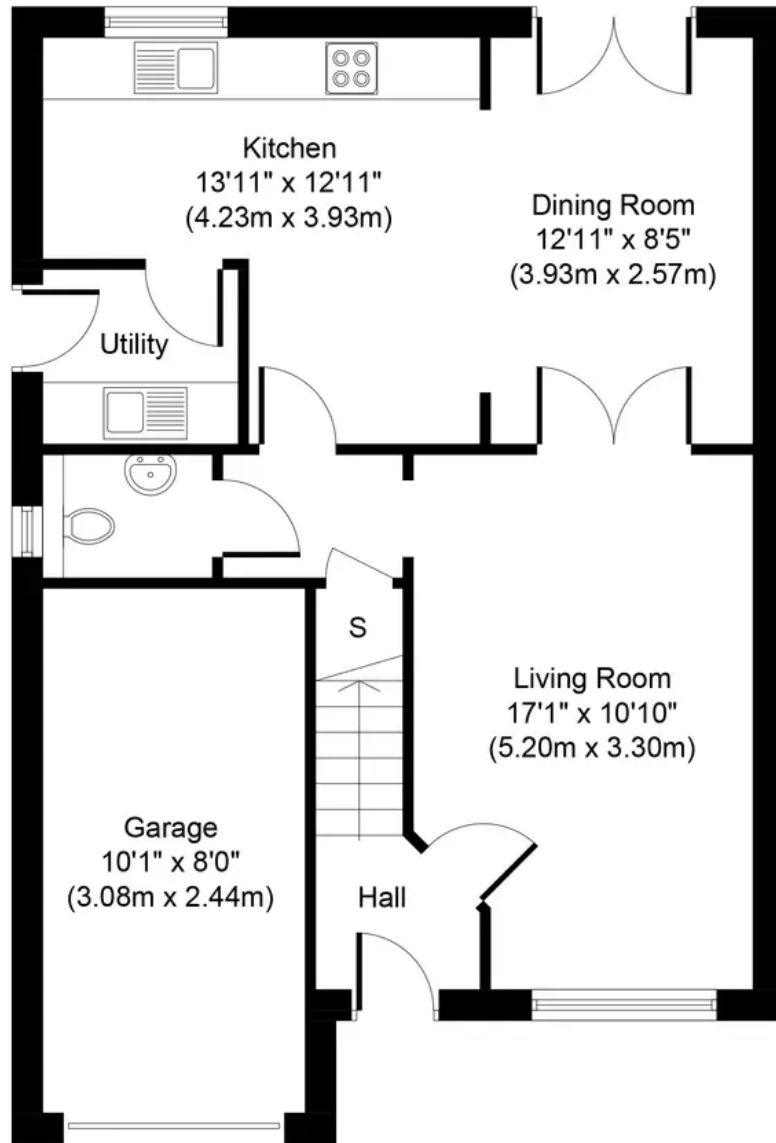
Fully landscaped rear garden mainly laid with artificial grass with additional raised decked seating area, perfect for entertaining.

GARAGE

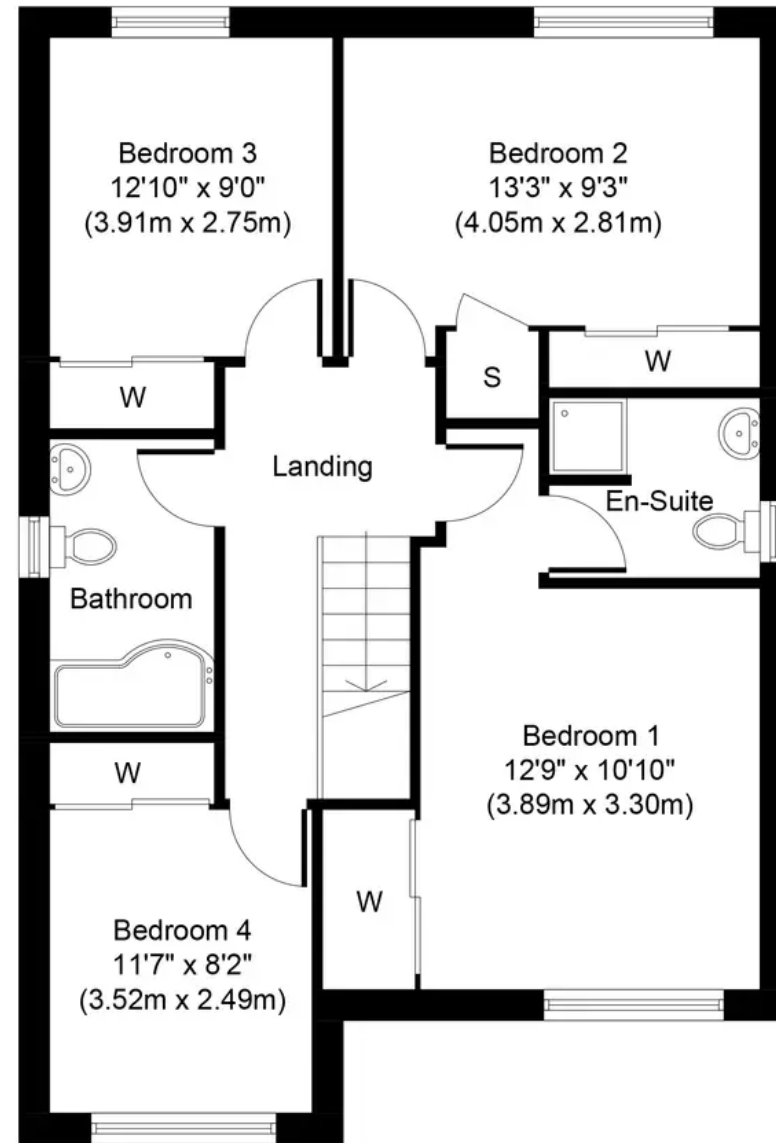
Single Garage

Mono block driveway leading to single integral garage.





Ground Floor
Approximate Floor Area
(Including Garage)
720 Sq. ft.
(66.9 Sq. m.)



First Floor
Approximate Floor Area
720 Sq. ft.
(66.9 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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