



100 Nicol Road, Broxburn

Offers Over £238,000



100 Nicol Road

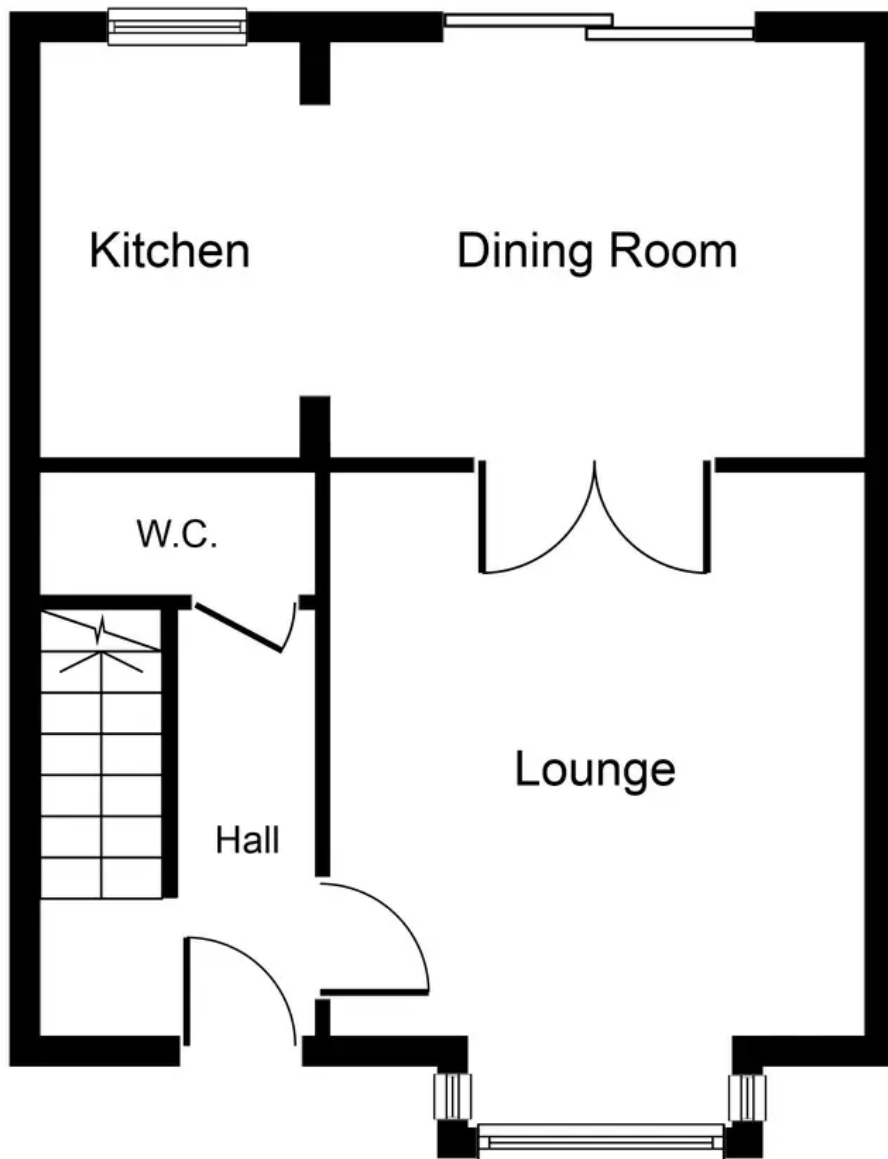
Broxburn, Broxburn

Fabulous opportunity to acquire a two bedroom, detached house with separate garage set in a peaceful cul de sac location. Modified in 1997 by the builder prior to occupancy by the current owners to form two large bedrooms, which could be easily changed back to the original three bedroom layout
Council Tax band: E

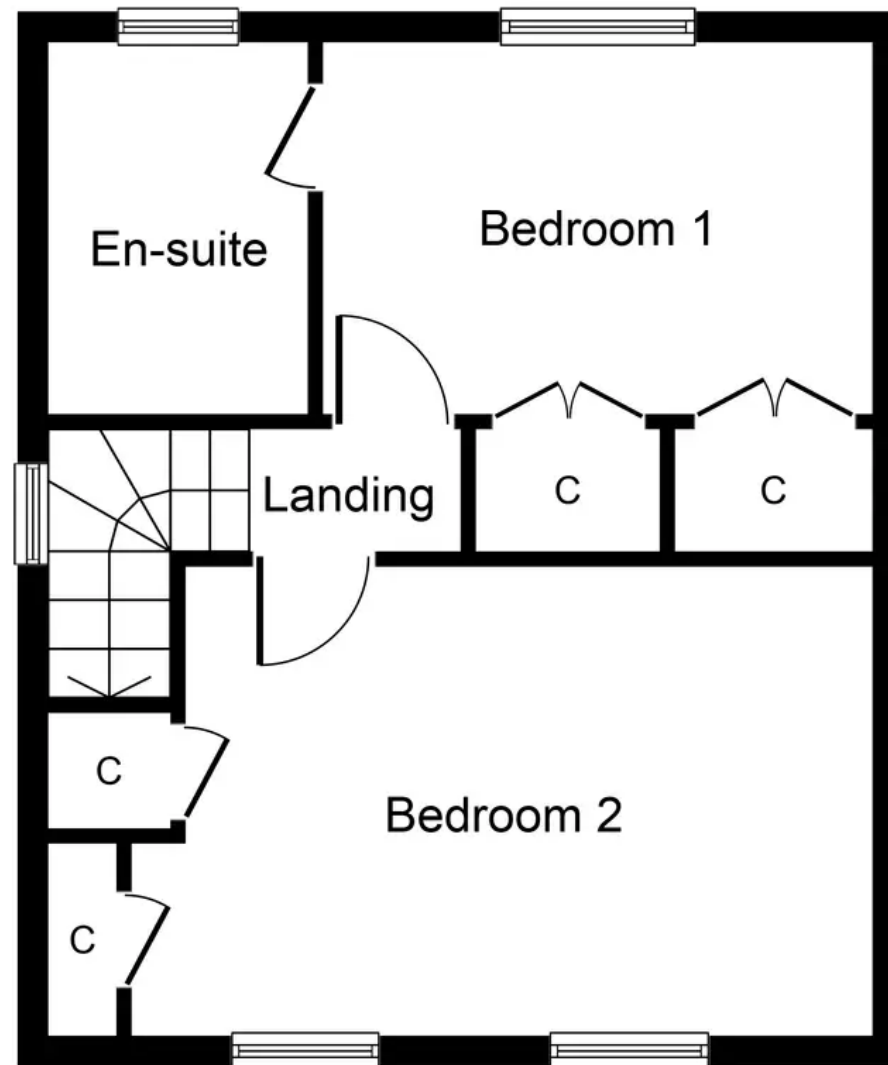
Tenure: Freehold

- Detached House
- Converted Two Bed Previously Three Bedroom House
- Sought After Cul-De-Sac Location
- Single Garage
- Dining Room
- Modern Kitchen
- Landscaped Rear Garden
- Short Drive To Schooling And Town Centre
- W/c
- EPC = C





Ground Floor
Approximate Floor Area
389 sq. ft.
(36.2 sq. m.)



First Floor
Approximate Floor Area
378 sq. ft.
(35.2 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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