



61 Parklands, Broxburn

Offers Over £240,000



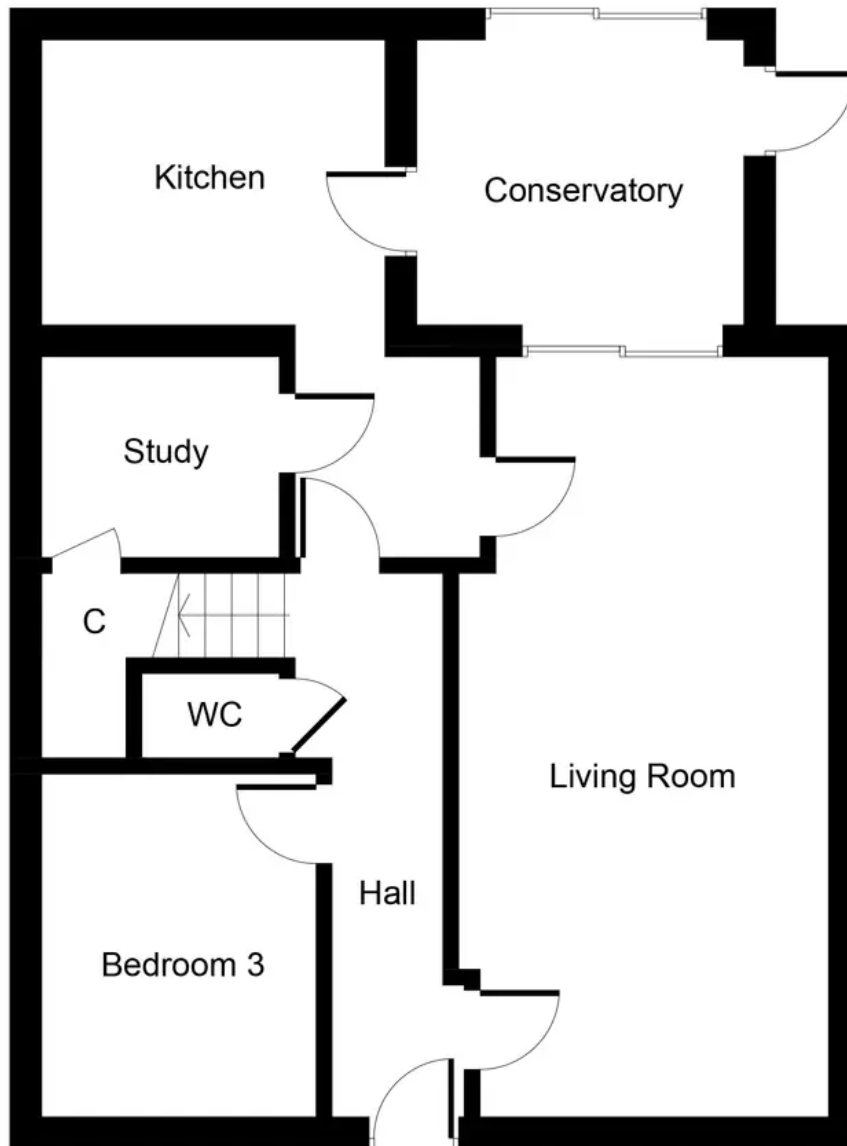
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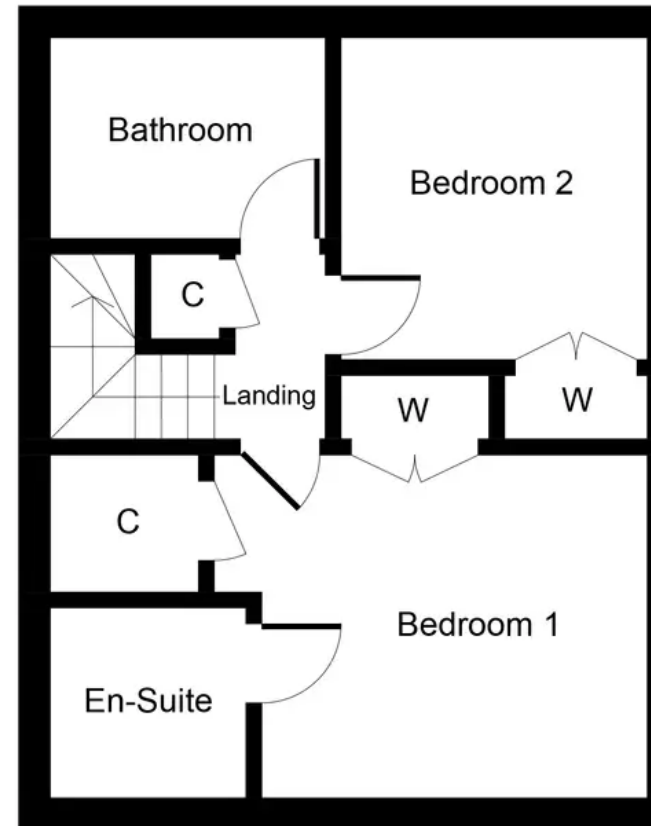
A superb Three Bedroom Detached home located within a popular residential area and within walking distance of local amenities and country walks. The property offers excellent accommodation comprising: Lounge/Dining area, bright and airy Kitchen with skylight and rear window, Conservatory, Office, lower level WC and downstairs Bedroom. On the upper level Master Bedroom with en-suite, a second double Bedroom and family Bathroom. Attic and eaves partially floored for additional storage. Externally large monobloc driveway leading to double tandem garage and a sunny aspect rear garden offering a high degree of privacy. Tenure: Freehold

- Three Double Bedroom Detached
- Spacious Lounge/Dining room
- Office
- Conservatory
- Downstairs Bedroom (versatile as an additional public room)
- Sunny Kitchen with large skylight
- Master Bedroom with En-suite
- Large monobloc Driveway
- Double Tandem Garage
- Secluded Private Rear Garden





Ground Floor
Approximate Floor Area
792 Sq. ft.
(73.6 Sq. m.)



First Floor
Approximate Floor Area
438 Sq. ft.
(40.7 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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