



46 Parklands

Broxburn EH52 5RD

Offers Over £195,000

Caesar & Howie

Solicitors & Estate Agents



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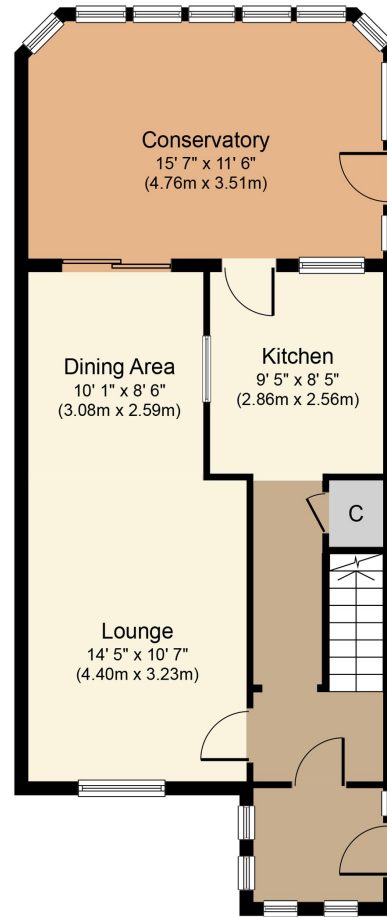
An excellent family home is offered from this spacious and extended semi villa, set within a well established and sought after location. The accommodation is well presented, has good size rooms throughout and great further potential. A large feature conservatory has been added to the rear and provides additional family and entertaining space. Enclosed low maintenance garden to rear. The location has easy access to town centre shopping, amenities, schools and public transport. The nearby A89 and M8 motorway provide swift access to Edinburgh/Airport and major town/cities. Nearby Uphall Station provides mainline rail services. Early/flexible entry is available. Chain free.

- **Entrance porch to hallway**
- **Spacious lounge/dining**
- **Fitted kitchen**
- **Large conservatory**
- **Three bedrooms**
- **Modern shower room**
- **Fischer Electric heating**
- **Double glazing**
- **Garage/gardens/driveway**
- **Council Tax Band D**

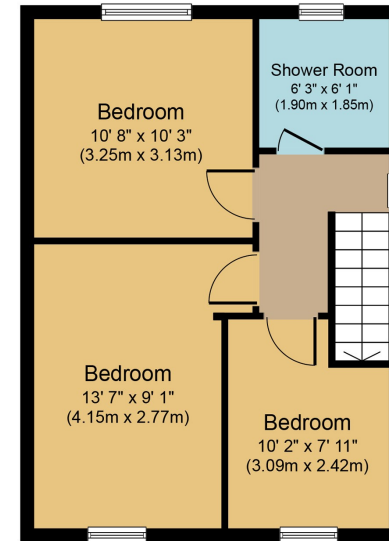
Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email kma@caesar-howie.co.uk



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Ground Floor



First Floor

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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