



104 Nicol Road, Broxburn

Offers Over £235,000





# 104 Nicol Road

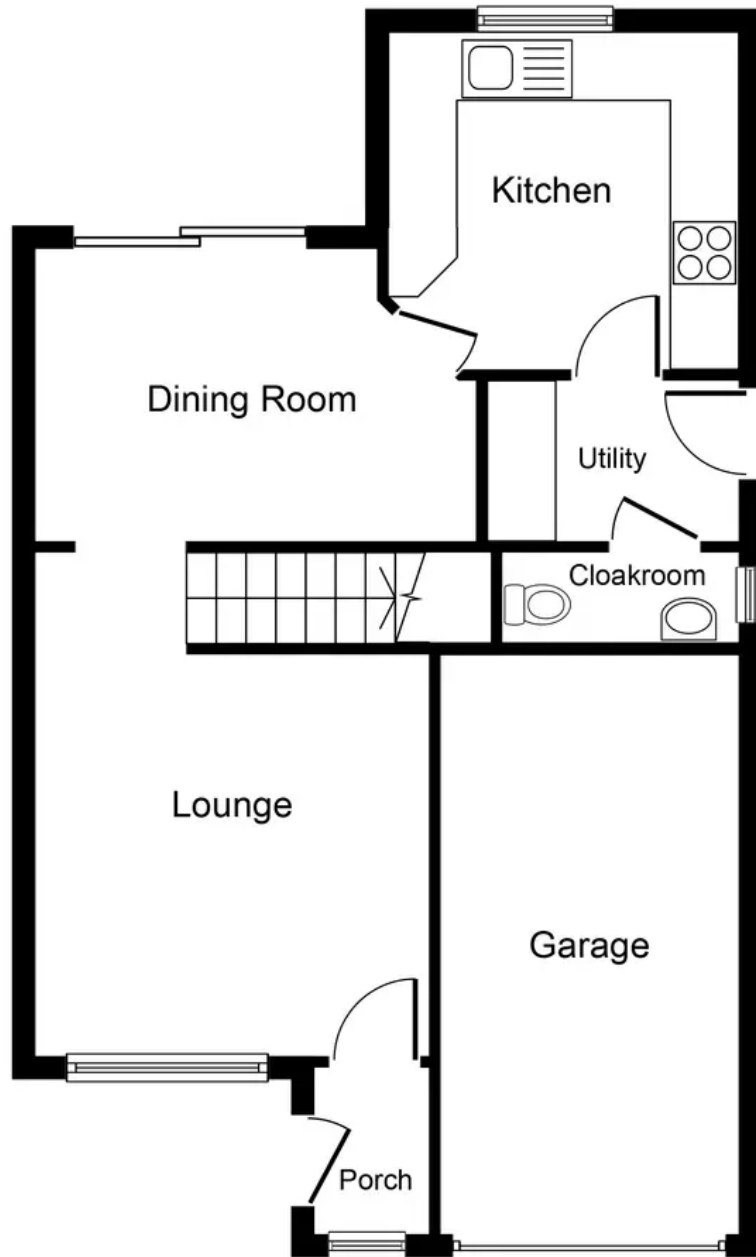
Broxburn, Broxburn

Located within the desirable location of Nicol Road lies this Three-bed detached house. Spacious interior with lounge, dining room, Kitchen, utility room. The Master Bedroom offers en-suite facilities with additional Family Bathroom and a lower level Wc. Lovely fully enclosed south-facing garden with patio, lawn, and sheds. Driveway and garage. Quiet cul-de-sac, close to amenities and commuter links. Ideal for families.

Tenure: Freehold

- Three Bedroom Detached House with Garage and Driveway parking
- Lovely South facing fully enclosed rear garden
- Well proportioned Lounge and additional Dining Room
- Kitchen and a Utility Room
- Lower Level WC
- Family Bathroom
- Master Bedroom with En-suite
- Well sought after family location within walking distance to local amenities
- Excellent commuter links within close proximity
- Quiet cul-de-sac location





**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.





## **KnightBain Estate Agents**

**Knightbain, 4 Greendykes Road, Broxburn - EH52 5AG**

01506 852000

[info@knightbain.co.uk](mailto:info@knightbain.co.uk)

[www.knightbain.co.uk/](http://www.knightbain.co.uk/)

