



# 36 Craigseaton, Broxburn

Offers Over £139,000





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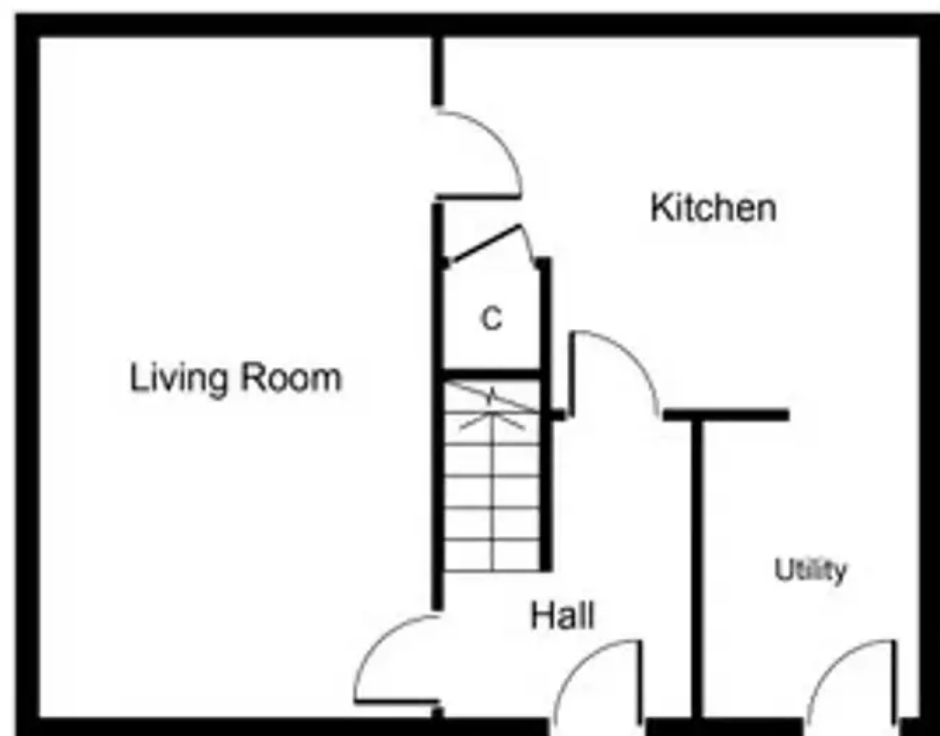
"A spacious 3-bed terraced property with potential for investors. Conveniently located near amenities & schools. Ample storage. Low-maintenance front garden, large south-facing rear garden with decked area. On-street parking available. Sold as seen, no warranty on services or appliances."

Council Tax band: B

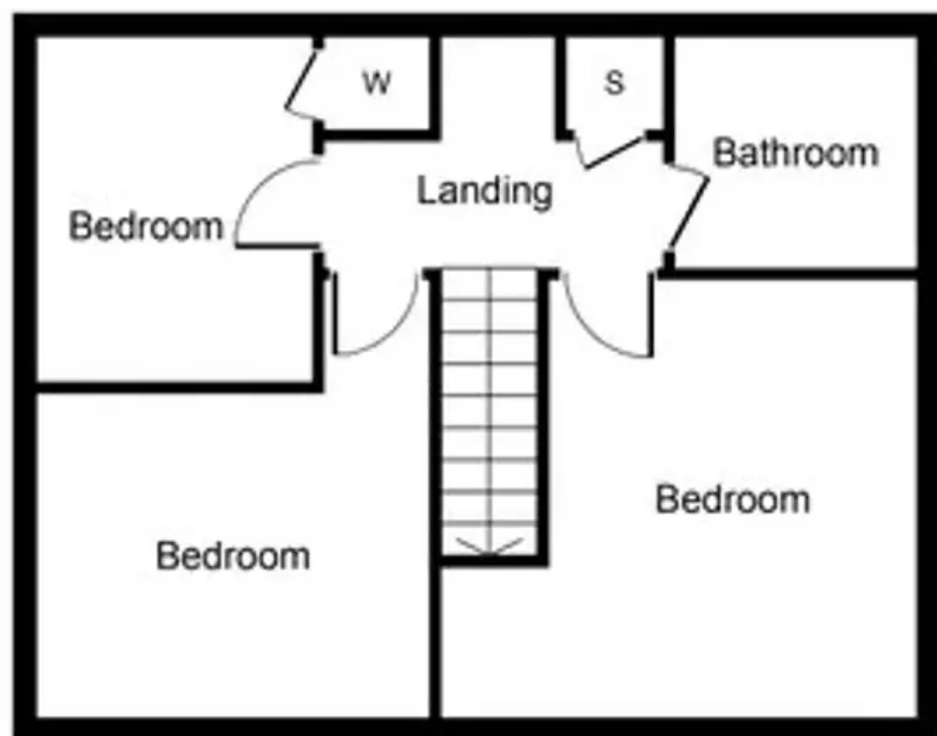
Tenure: Freehold

- Three bedroom terraced property
- Well proportioned rooms throughout
- Within walking distance to local amenities and schooling
- Large south facing rear garden
- Property with real potential
- Suitable for investor and buy to let landlords
- Utility Room
- Ample storage
- Development opportunity
- Council Tax Band = B EPC Rating = D





**Ground Floor**  
 Approximate Floor Area  
 447 sq.ft.  
 (41.6 sq.m.)



**First Floor**  
 Approximate Floor Area  
 447 sq.ft.  
 (41.6 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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