



91 Poynters Road, Broxburn

Offers Over £330,000



# 91 Poynters Road

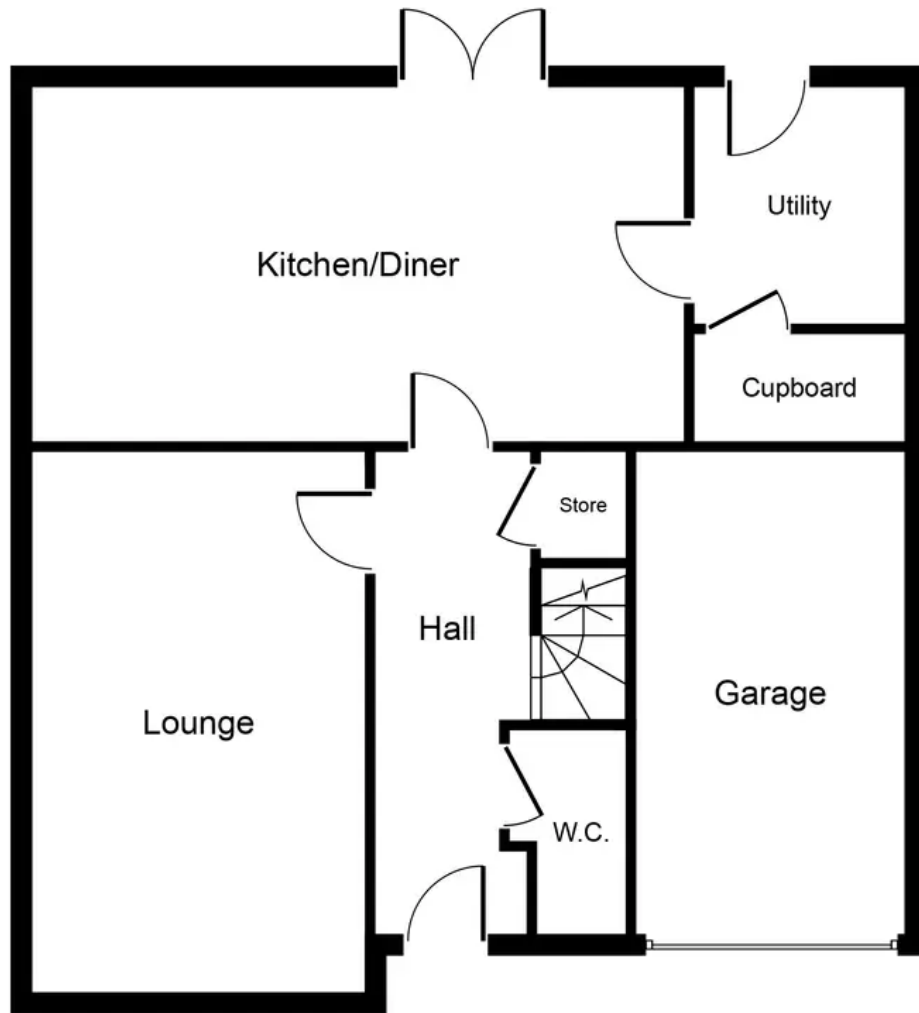
Broxburn, Broxburn

Presenting this well presented "Victoria" style 4 bedroom Detached Property. Accommodation comprises: Kitchen/Dining Room, Utility Room, Lounge with media wall, downstairs WC. Master Bedroom with En-suite and three additional Bedrooms and the Family Bathroom.

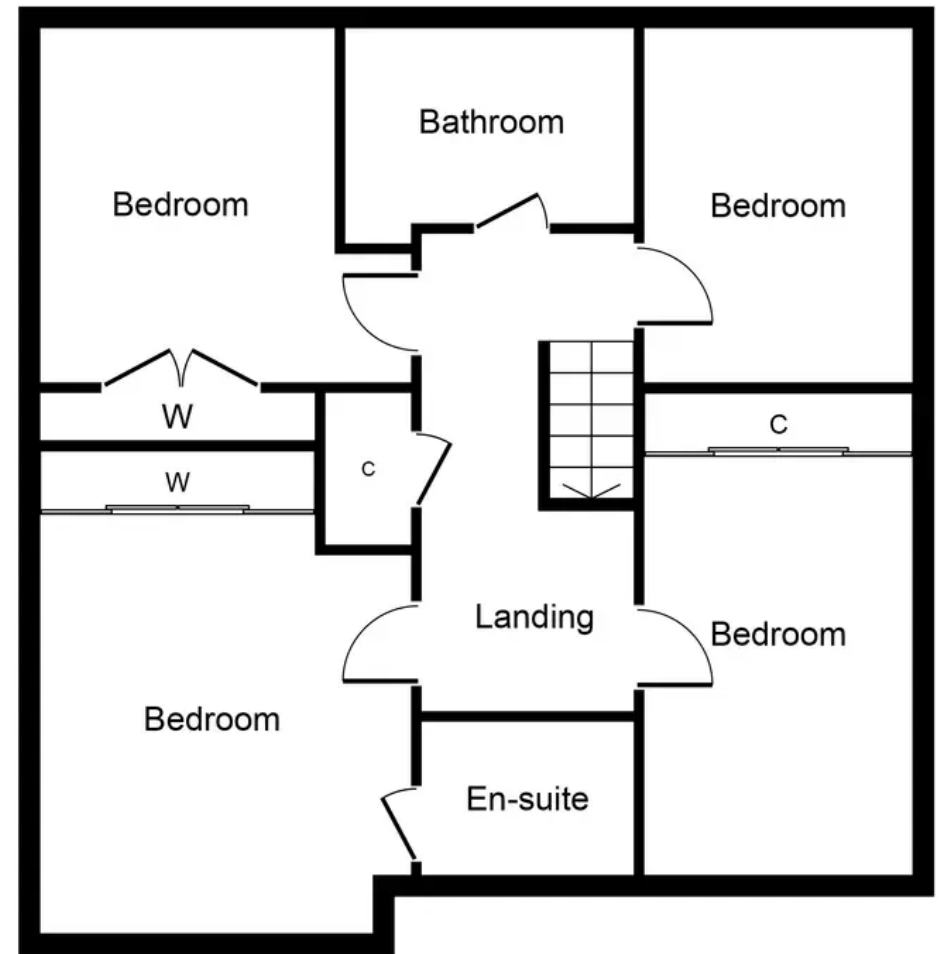
Tenure: Freehold

- Attractive contemporary 4 Bedroom Detached Property
- Stylish Family Kitchen Diner with Breakfast Bar area with patio doors leading to south-facing garden
- Landscaped fully enclosed & South-facing rear garden
- Double monobloc driveway leading to Single Garage
- Property offers open aspect to front and rear
- Family Lounge with media wall installed
- Master Bedroom with En-suite
- Lower Level Wc
- Utility Room with additional storage cupboard
- Short walk to Town Centre and ideally positioned for the commuter





**Ground Floor**  
**Approximate Floor Area**  
**732 sq. ft.**  
**(68.0 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**732 sq. ft.**  
**(68.0 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.



## **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/)

