



## 3 Ryal Cottages, Broxburn

Offers Over £205,000



# 3 Ryal Cottages

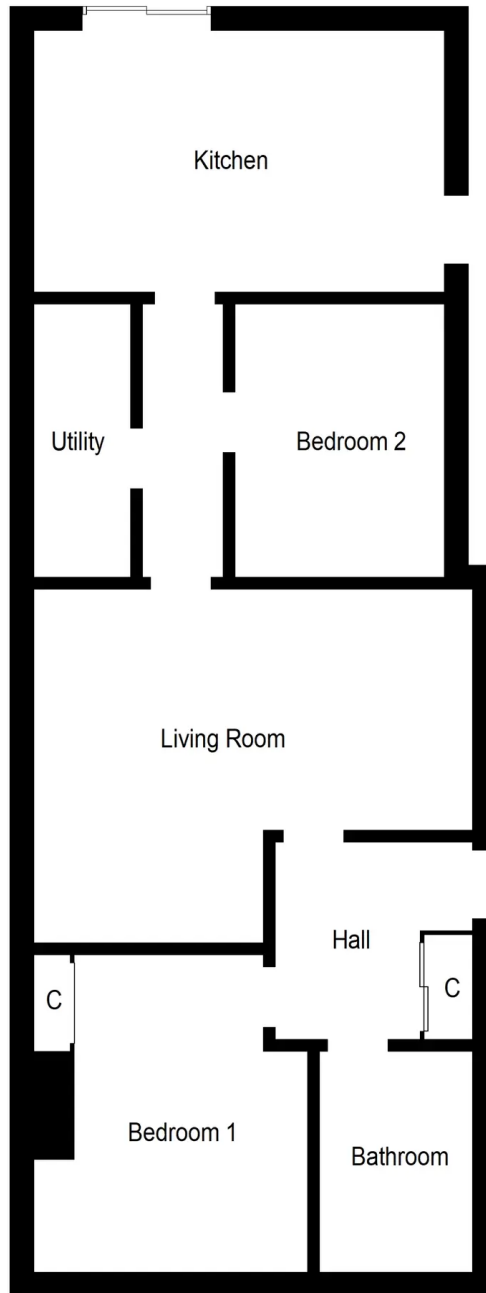
Broxburn, Broxburn

Offering a semi-rural location which lies within 5 minute drive to all major road-links providing easy access for the commuter lies this simply stunning Two bedroom semi-detached cottage boasting a delightful secluded location and which exudes charm and offers contemporary design throughout. In more detail accommodation comprises spacious Lounge, Kitchen/Diner with patio doors to rear garden with view to open countryside, Two Bedrooms, Shower Room and WC with utility area. Externally the property offers driveway parking and front and rear gardens.

Tenure: Freehold

- Charming semi-detached 2 Bed cottage offering semi-rural location
- Easy access to M8 M9 motorway networks
- Countryside views
- Sunny aspect fully enclosed garden
- Outdoor pursuits on your doorstep
- Cottage offers versatility of space





**Approximate Floor Area**  
**880 Sq. ft.**  
**(81.8 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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