



32 Newhouses Road, Broxburn

Offers Over £345,000



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Broxburn, Broxburn

Offering a semi-rural location which lies within a 5 minute drive to all major road links providing easy access for the commuter lies this Three Double bedroom Detached Bungalow with Double Garage. Boasting a delightful secluded location with spectacular countryside views it is positioned perfectly within a small cul-de-sac. The property offers Lounge, Dining Room, Breakfasting Kitchen, Utility Room, Two of the Bedrooms offer En-suite facilities and a Family Bathroom.

Tenure: Freehold

- Three Double Bedroom Detached Bungalow offering semi-rural location
- Two Bedrooms offer En-suite facilities and a Family Bathroom
- Very desirable and peaceful location within easy reach of Edinburgh
- Stylish Lounge offers panoramic south-facing views over rolling fields
- Breakfasting Kitchen with separate Utility Room
- Formal Dining Room
- Double Garage with Monobloc Driveway parking
- Secluded Rear garden provides a high degree of privacy and tranquility
- Within close proximity to commuter links via road and rail
- Breath-taking views over open countryside





Entrance

Entrance via UPVC partial glazed door leading to vestibule with side window. Internal glazed door leading to welcoming L shaped hallway from which all accommodation can be accessed. The Hallway offers neutral decor, wooden flooring with spotlights. Attic Hatch with Ramsay Ladder.

Lounge

15' 6" x 13' 7" (4.72m x 4.14m)

A delightfully spacious room featuring large south-facing picture window which offers views over sweeping green fields providing a relaxing haven. To the rear of the room double doors provide access to the Dining room.

Dining Room

12' 10" x 9' 11" (3.91m x 3.02m)

The Dining room offers ample space for a configuration of free-standing furniture. Natural light via side window. Stylish neutral decor complimented by carpeting.

Breakfasting Kitchen

12' 8" x 11' 3" (3.86m x 3.43m)

Featuring a generous range of base and wall mounted units with complimentary wood-effect work-surfaces. Ceramic sink set below window which offers panoramic countryside views. The Kitchen offers integrated gas hob with extractor hood and eye level oven. Space for free standing appliance. Access from Kitchen to Utility Room.

Utility Room

8' 9" x 5' 3" (2.67m x 1.60m)

Offering base units with wood-effect work-surfaces and stainless steel sink. Space for free standing appliance. Additional storage cupboard located to the rear. Partial glazed UPvc door providing access to the rear garden. Side window providing natural light.

Bedroom One

14' 3" x 11' 8" (4.34m x 3.56m)

A well proportioned bedroom offering two separate fitted wardrobes providing ample storage. The room offers bountiful light from two separate front facing windows. Stylishly decorated with complimentary carpeting.



GARDEN

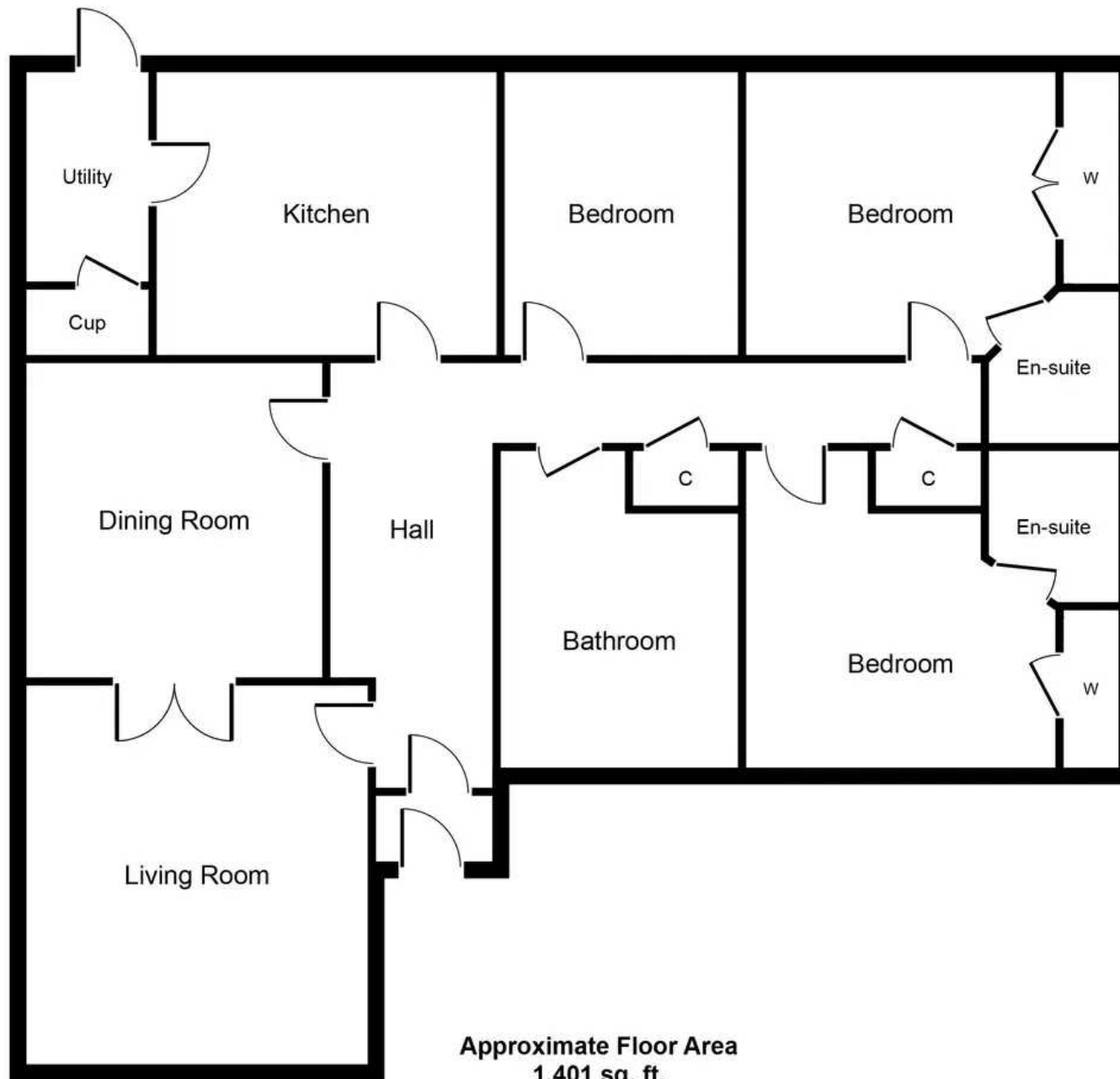
The bungalow features an open front garden laid to lawn. Side gated access leads to the rear garden which offers an area of lawn and paving area perfectly located to enjoy the open landscaped views.

GARAGE

Double Garage

The property offers double garage with front access and also single door to rear providing access to the garden. A monobloc driveway lies in front of the garage providing ample parking.





Approximate Floor Area
1,401 sq. ft.
(130.1 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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