



## 4 Byburn, Ecclesmachan

Offers Over £179,500



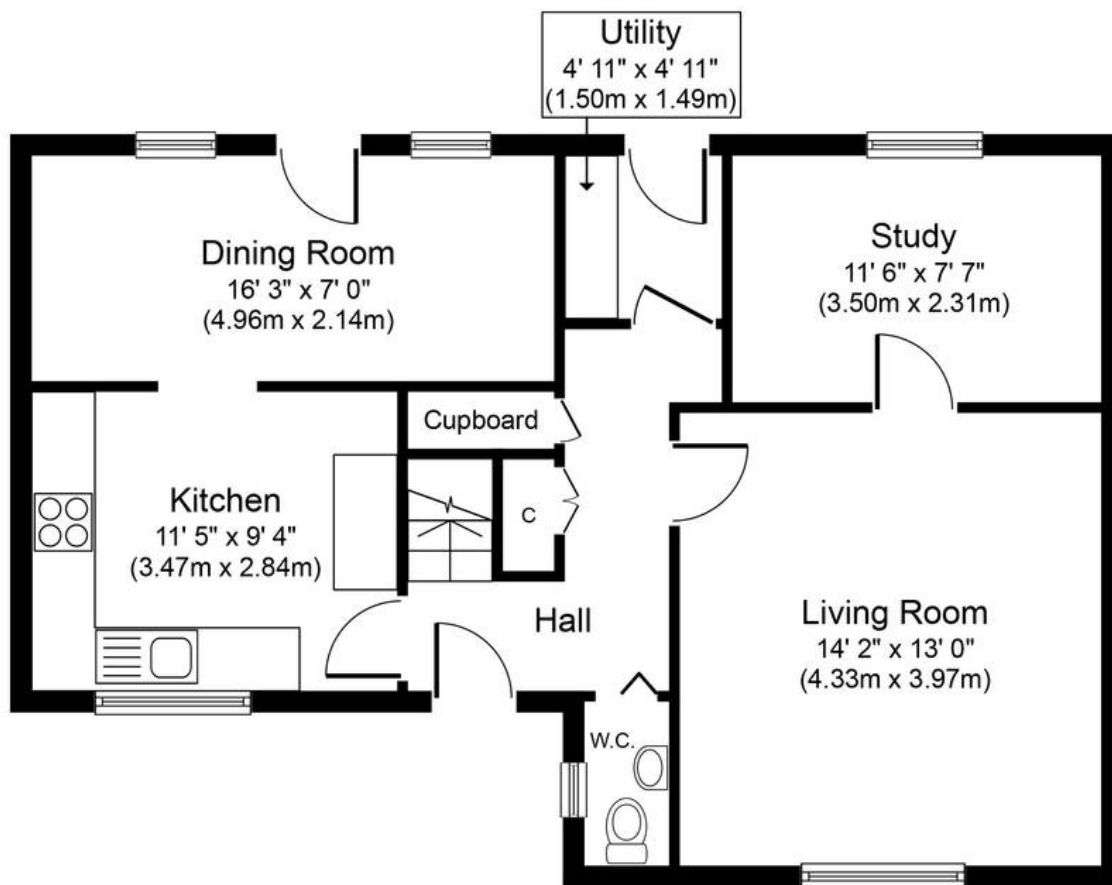
# 4 Byburn

Ecclesmachan, Broxburn

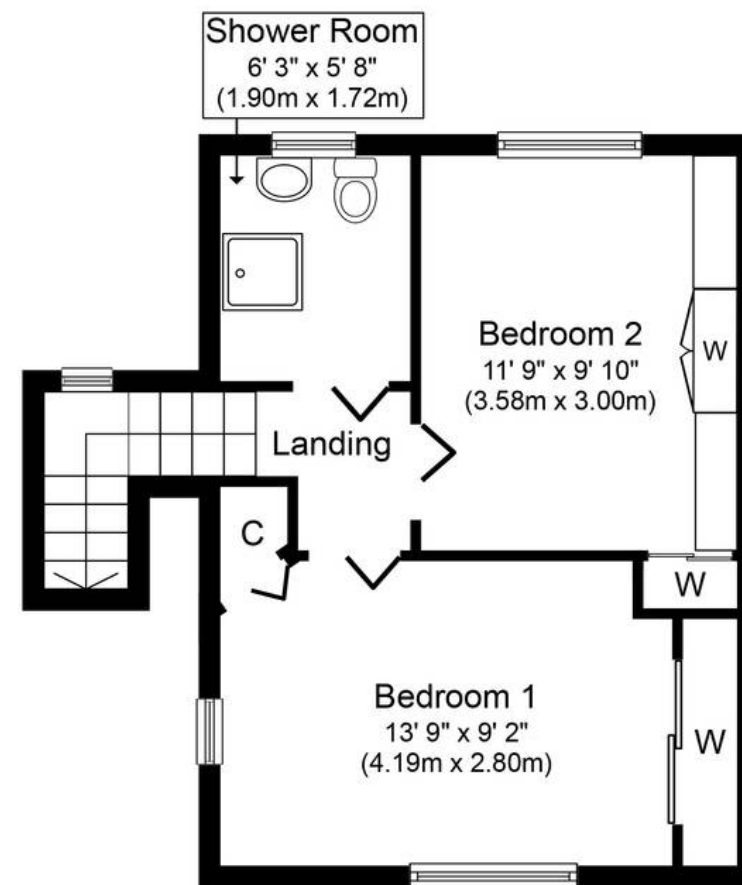
Charming 2-bed semi-detached house in semi-rural setting. Versatile living spaces with lounge, study, and dining room. Breakfasting kitchen, Lower level Wc. Two Double bedrooms, Wet Room. Sunny rear garden with stunning views to rolling fields. Peaceful retreat perfect for countryside living.

- Two Bedroom Semi Detached with Three Public Rooms
- Idyllic semi rural location with beautiful countryside on your doorstep
- Impressively versatile property offering Lounge, Study and Dining Room
- Breakfasting Kitchen enjoys southerly light
- Lower Level Wc and Wet Room on upper level
- Two Double Bedrooms with built in wardrobe storage
- Private sunny aspect rear garden with views over rolling fields
- Solar panels





**Ground Floor**  
Approximate Floor Area  
594 sq. ft.  
(55.2 sq. m.)



**First Floor**  
Approximate Floor Area  
385 sq. ft.  
(35.8 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.



## **KnightBain Estate Agents**

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