



12 Hoban Square

Broxburn, West Lothian EH52 5SD



Property Summary

Situated less than 12 miles from Edinburgh city centre, this two-bedroom is in excellent decorative order. The home enjoys an airy, open-plan living and dining room, an attractive kitchen with generous storage and rear garden access, a west-facing double bedroom, plus another double bedroom with garden views. Completing the accommodation is a modern shower. Externally, the home comes with minimalist garden grounds and private parking and enjoys easy access to local amenities, including shops, supermarkets, cafés, green space, pubs and restaurants, as well as transport links to nearby Livingston and further afield.

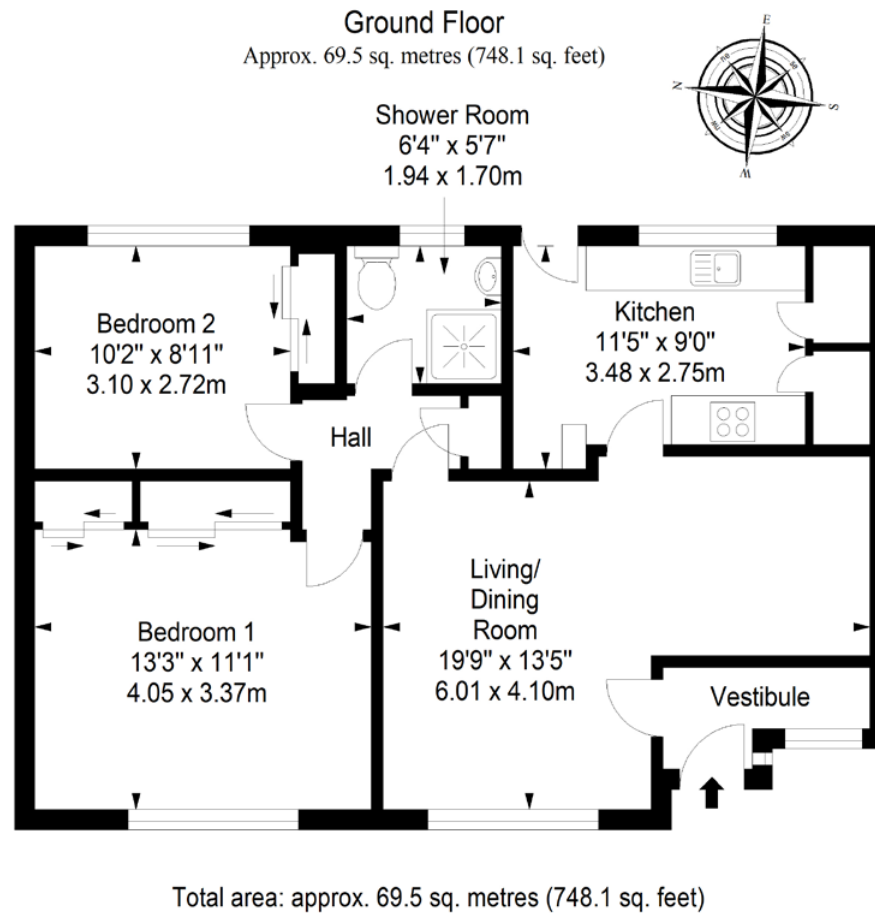
Extras: all fitted floor and window coverings, light fittings and integrated kitchen appliances are included in the sale.

Property Features

- Appealing terraced bungalow
- Situated in popular Broxburn
- Neutral interiors in move-in condition
- Excellent storage throughout
- West-facing living/dining room
- Attractive kitchen(storage) with garden access
- Two spacious double bedrooms with wardrobes
- Modern shower room
- Private gardens to the front and rear
- Private driveway parking
- GCH and double glazing
- EPC Rating - D



Floorplan



All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106