



17 Queens Road, Broxburn

Offers Over £285,000



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Broxburn

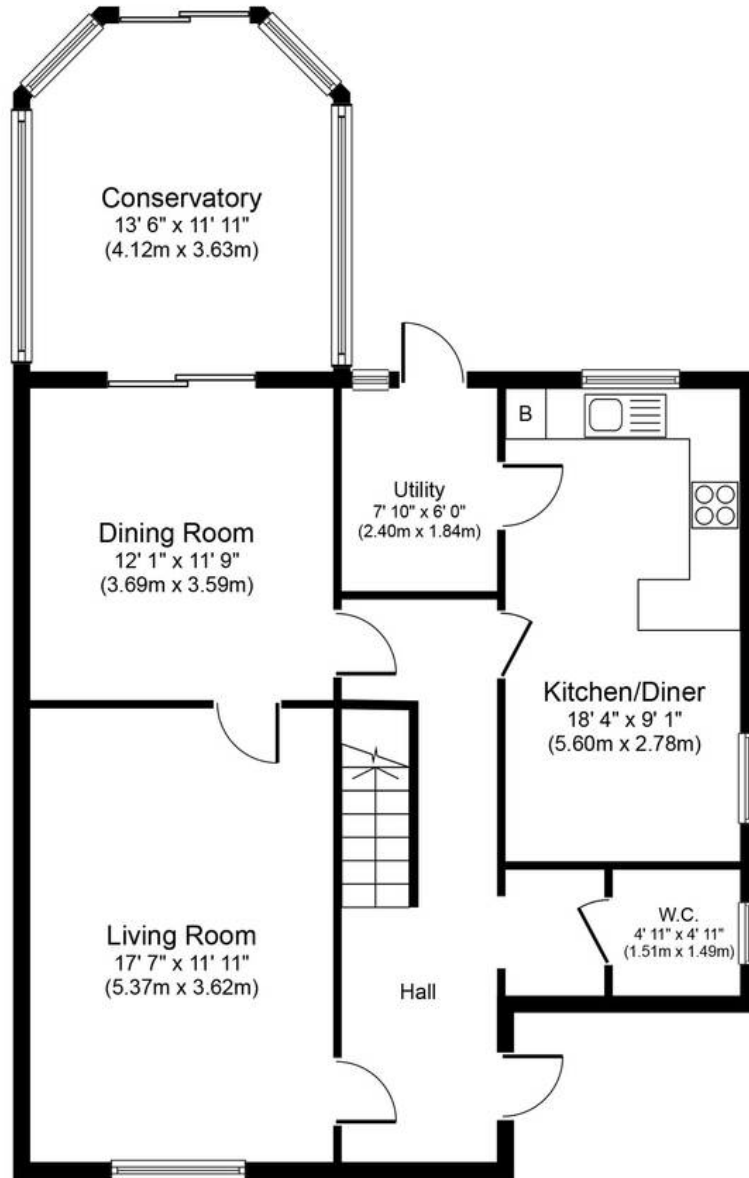
Well-appointed four-bed detached house in sought-after area. Spacious living areas, ample storage. Light-filled interior, well-appointed kitchen, dining room. Delightful conservatory, landscaped garden. Functional layout.

Council Tax band: E

Tenure: Freehold

- Four Bedroom Detached House
- Highly Sought After Area
- Spacious Kitchen/Breakfast Room
- Dining Room
- Family Bathroom And W/C
- Conservatory
- Utility Room
- Ample Storage Throughout
- Beautifully Landscaped Rear Garden
- Driveway And Garage





Conservatory
13' 6" x 11' 11"
(4.12m x 3.63m)

Dining Room
12' 1" x 11' 9"
(3.69m x 3.59m)

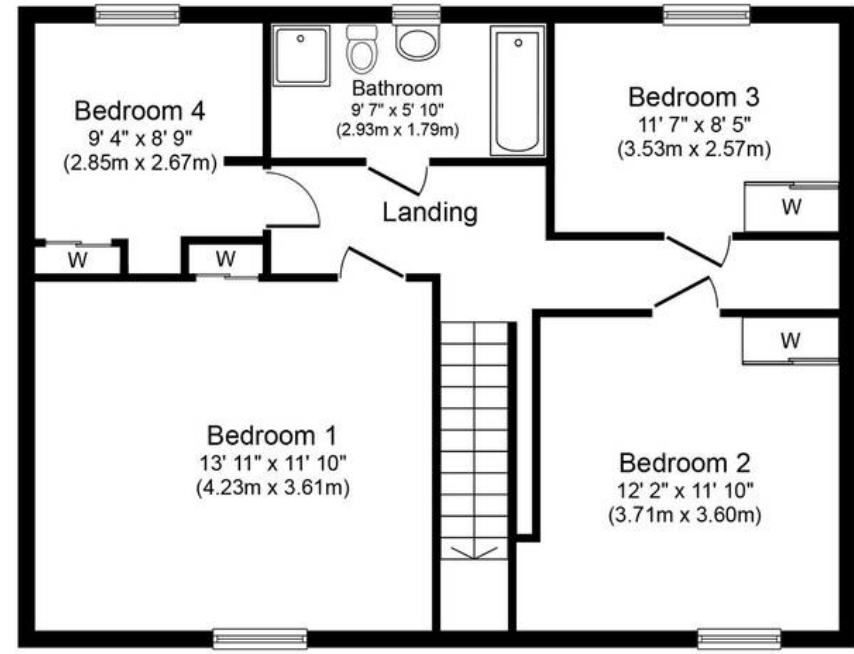
Living Room
17' 7" x 11' 11"
(5.37m x 3.62m)

Utility
7' 10" x 6' 0"
(2.40m x 1.84m)

Kitchen/Diner
18' 4" x 9' 1"
(5.60m x 2.78m)

W.C.
4' 11" x 4' 11"
(1.51m x 1.49m)

Ground Floor
Approximate Floor Area
926 sq. ft.
(86.1 sq. m.)



Bedroom 4
9' 4" x 8' 9"
(2.85m x 2.67m)

Bathroom
9' 7" x 5' 10"
(2.93m x 1.79m)

Bedroom 3
11' 7" x 8' 5"
(3.53m x 2.57m)

Landing

Bedroom 1
13' 11" x 11' 10"
(4.23m x 3.61m)

Bedroom 2
12' 2" x 11' 10"
(3.71m x 3.60m)

First Floor
Approximate Floor Area
737 sq. ft.
(68.5 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

www.knightbain.co.uk/

