



**85 Timmeryetts, Broxburn**  
Offers Over **£205,000**



# 85 Timmeryetts

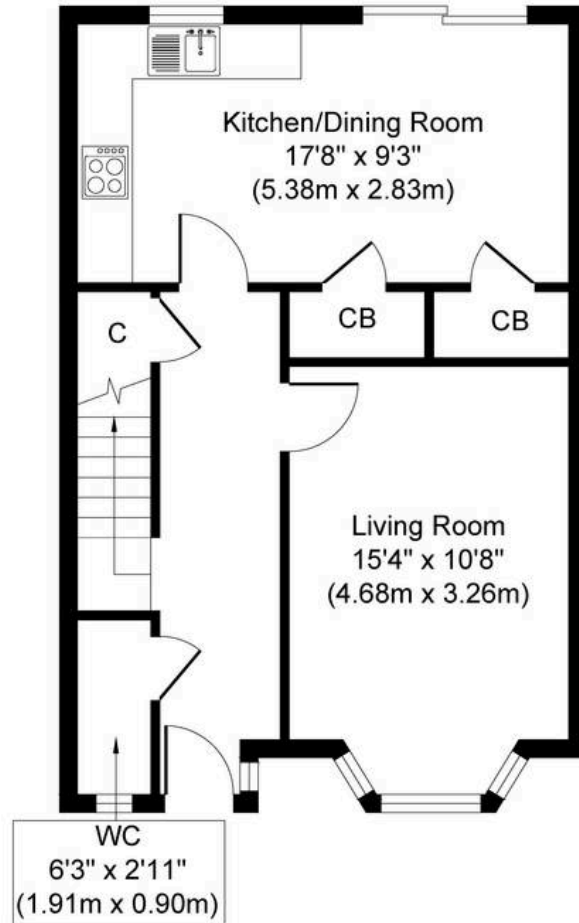
Broxburn

Nestled in a popular area, this chain-free 3-bed semi-detached home offers modern living with open-plan kitchen/dining, cosy living room, 3 bedrooms, family bathroom, and private garden. Perfect for families seeking style, comfort, and practicality. Viewing recommended.  
Council Tax band: D

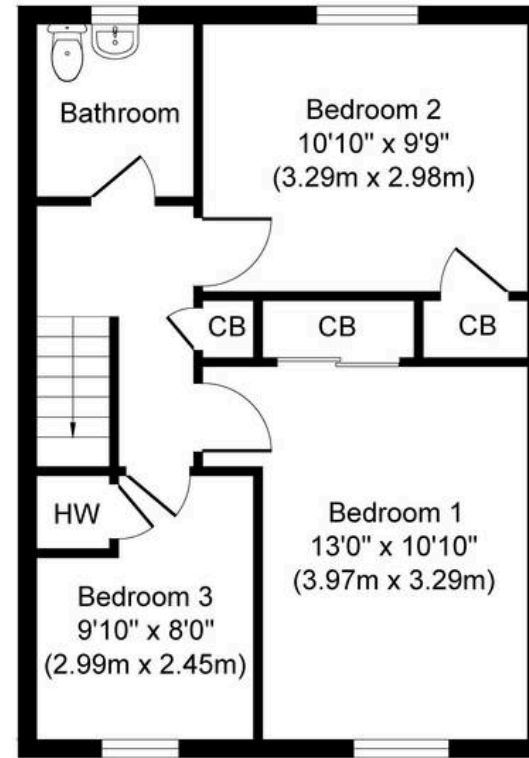
Tenure: Freehold

- Three Bedroom Semi Detached
- Ideal Family Home
- Chain Free Purchase
- True Move In Condition
- Contemporary Design Throughout
- Open Plan Kitchen/Diner
- Downstairs W/C & Family Bathroom
- Livingroom With Bay Window
- Private Garden To Rear
- Popular Residential Area





**Ground Floor**  
**Approximate Floor Area**  
**475 sq. ft**  
**(44.13 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**453 sq. ft**  
**(42.12 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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