



## 56 Parkwood Gardens, Broxburn

Offers Over £199,000



# 56 Parkwood Gardens

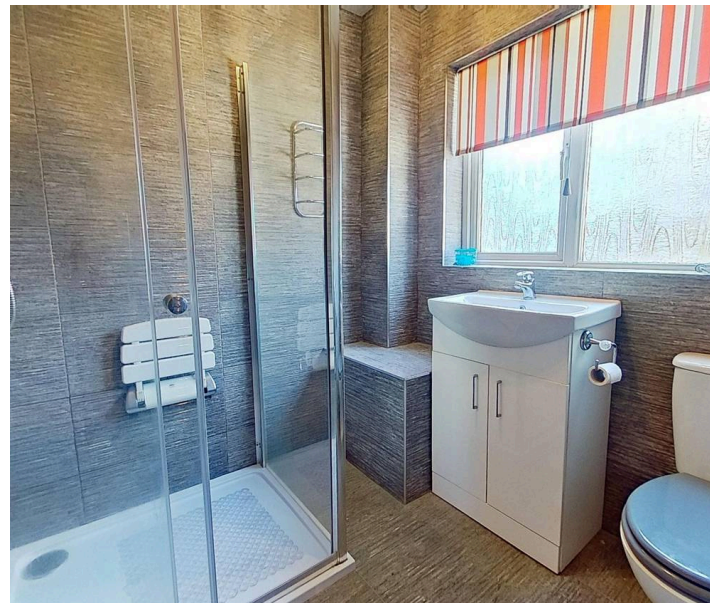
Broxburn

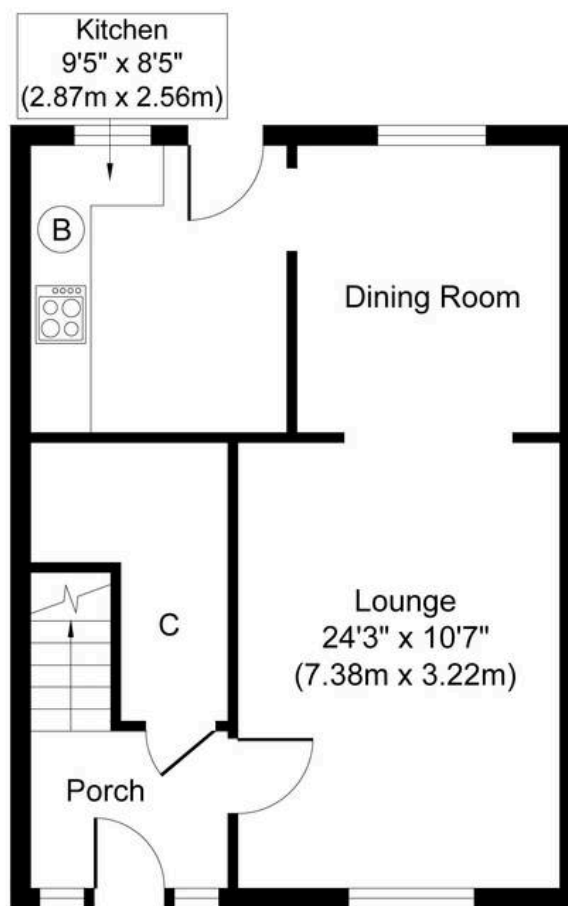
Exceptional 3-bed semi-detached house in sought-after cul-de-sac. Open plan living, chain-free purchase, contemporary shower room. Private rear garden with burn, garage, driveway. Ideal location near town centre, perfect for families and entertaining.

Council Tax band: D

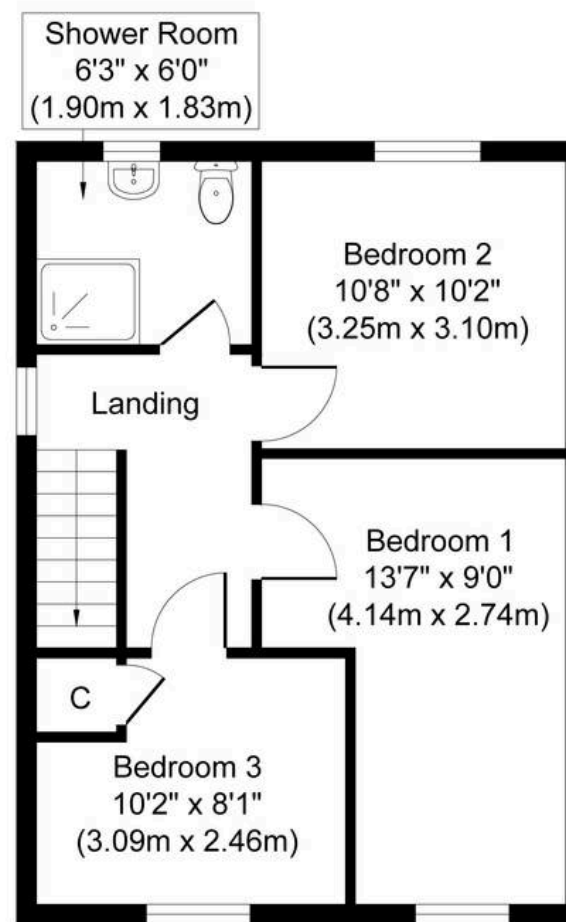
Tenure: Freehold

- Three Bedroom Semi Detached Property
- Highly Sought After Cul-De-Sac Location
- Open Plan Living/Dining Room
- Chain Free Purchase
- Modern Newly Installed Shower Room
- Fully Enclosed Rear Garden With Canal Walks Behind
- Single Garage
- Driveway For Several Cars
- Fully Enclosed Rear Garden
- Walking Distance To Town Centre





**Ground Floor**  
**Approximate Floor Area**  
**423 sq. ft**  
**(39.25 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**423 sq. ft**  
**(39.25 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](mailto:info@knightbain.co.uk)

[www.knightbain.co.uk/](http://www.knightbain.co.uk/)

