



**21 Nicol Road, Broxburn**  
Offers Over £145,000



**KnightBain**

# 21 Nicol Road

Broxburn

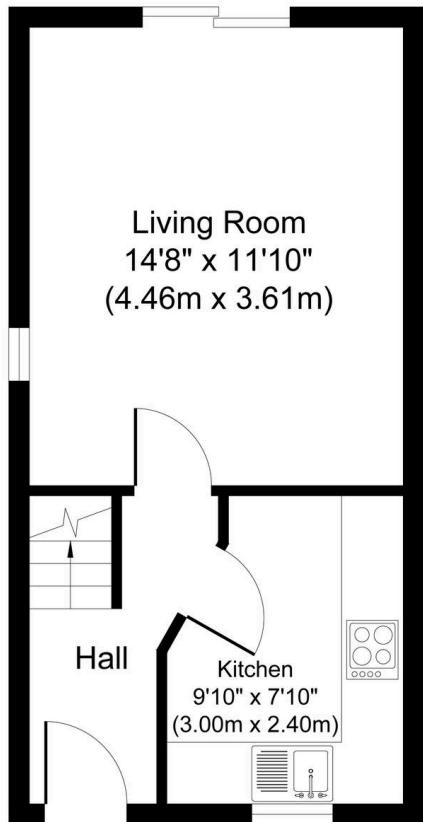
Charming 2-bed terrace house in desirable area with woodland views. Ideal for first-time buyers/investors. Enclosed garden, allocated parking, close to amenities. Gas heating, double glazing. Tranquil yet convenient living.

Council Tax band: C

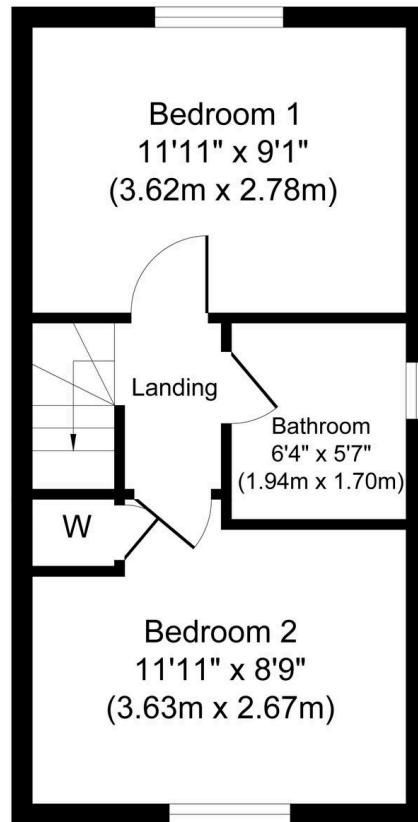
Tenure: Freehold

- Two Bedroom End Terrace House
- Chain Free Purchase
- Ideal For First Time Buyer Or Investor
- Located Within A Popular Residential Area
- Backing Onto Protected Woodland Walks
- Fully Enclosed Rear Garden
- Ample Storage Throughout
- Close To All Amenities
- Allocated Parking Space
- GCH & DG





**Ground Floor**  
**Approximate Floor Area**  
**296 sq. ft**  
**(27.51 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**296 sq. ft**  
**(27.51 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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