



26 Globe Park, Broxburn

Offers Over £327,000





The town of Broxburn is well placed for commuting with easy access to the M8/M9 motorway network for travel throughout the central belt and beyond. Local buses link up the surrounding towns and villages whilst the railway station in nearby Uphall Station provides a regular service to both Edinburgh and Glasgow. Edinburgh Airport is within easy reach. Further shopping and recreational facilities are available in nearby Livingston, where The Centre, The Elements and the Designer Outlet have many high street stores, restaurants, a health club and a multi screen cinema. Alternatively, The Gyle Centre in Edinburgh is a short drive away.

This beautifully presented four bedroom detached house offers a superb opportunity for families seeking a move-in ready home within a popular residential area. The property boasts a generous and well appointed open plan kitchen with a dedicated dining space, featuring modern fittings and ample storage, making it ideal for both every-day living and entertaining. A separate dining room, complete with patio doors, provides a bright and inviting setting for family meals or gatherings. The principal bedroom benefits from a contemporary en-suite shower room, while the remaining three bedrooms are well proportioned with various storage options and suitable for children, guests or home office use.

A thoughtfully designed utility room adds practicality to daily routines, offering additional space for laundry and household management. The integral garage and driveway provide secure parking and further storage options, enhancing the convenience of this family home.



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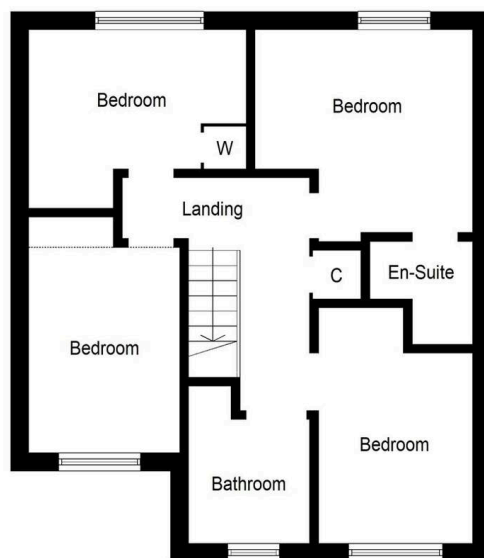
- Beautifully Presented , Move In Ready Four Bedroom Detached House
- Well Appointed Modern Open Plan Kitchen With Dining Space
- Ideal Family Home Set Within A Popular Residential Area
- Dining Room With Patio Doors Leading To Rear Garden
- Principle Bedroom With En-Suite
- Utility Room
- Garage & Driveway
- Close To Town Centre And Transport Links
- Fully Enclosed Well Proportioned Rear Garden

Quietly set within a no-through-road on an established modern development in Broxburn, this four bedroom detached home is within walking distance of s...





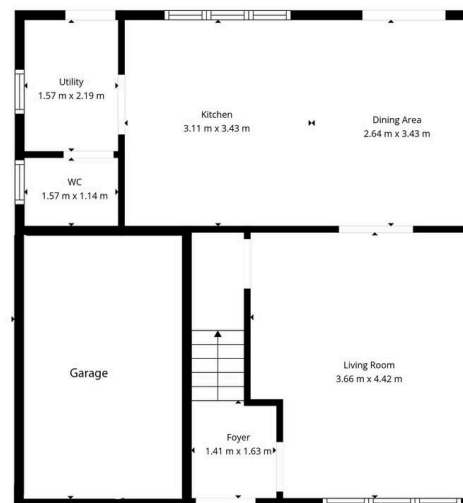
Ground Floor
Approximate Floor Area
533 Sq. ft.
(49.5 Sq. m.)



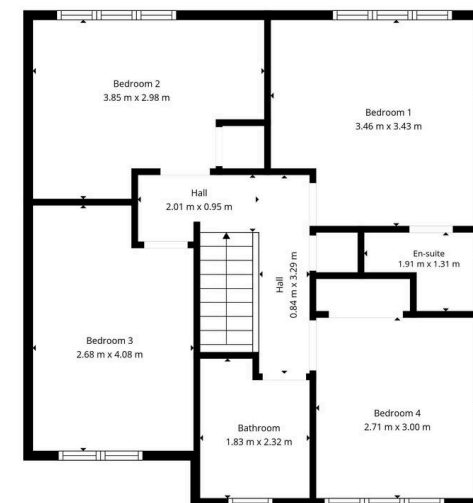
First Floor
Approximate Floor Area
630 Sq. ft.
(58.5 Sq. m.)

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. 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.

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Ground Floor



1st Floor

TOTAL: 100 m2
GROUND FLOOR: 43 m2, 1ST FLOOR: 57 m2
EXCLUDED AREAS: UTILITY: 3 m2, WALLS: 10 m2
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed





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