



28 Nicol Place, Broxburn

Offers Over £195,000





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 well presented three bedroom end of terrace house with all 1's on the Home Report offers an ideal blend of modern style and practical living, perfectly situated in a popular residential area within easy walking distance of public transport links and the vibrant town centre.

Upon entering, you are greeted by a bright and welcoming lounge area, enhanced by a large front facing window that fills the space with natural light and creates an inviting atmosphere for relaxation or entertaining guests. The spacious and contemporary kitchen/dining room provides a seamless setting for family meals or social gatherings, featuring quality fittings, generous worktop space, and patio doors that offer a pleasant outlook.

The property benefits from a stylish family bathroom finished with modern fixtures, as well as a convenient downstairs W/C for added practicality. Ample storage solutions are

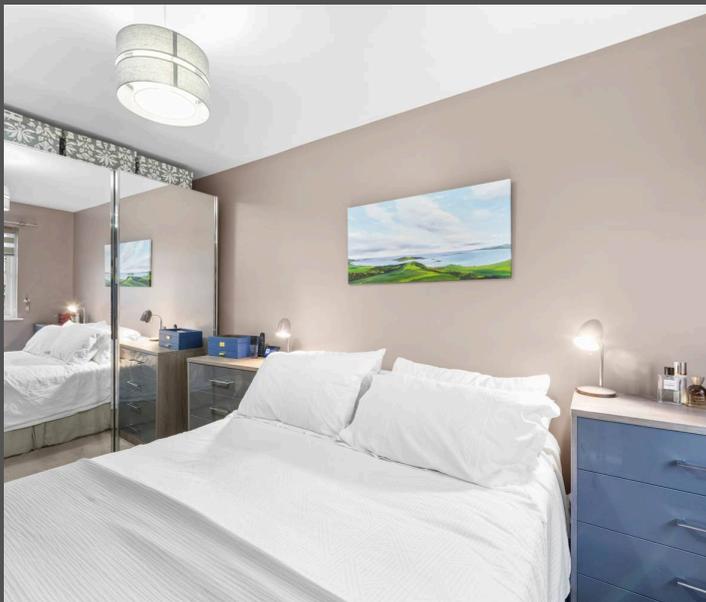


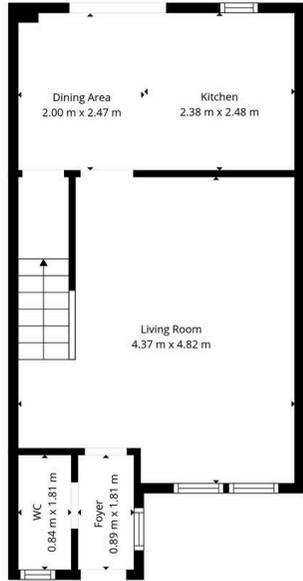
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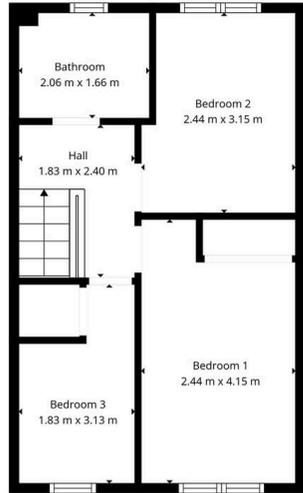
- Well Presented Three Bedroom End Of Terrace House
- Bright And Welcoming Lounge Area With Large Front Facing Window
- All 1's On Home Report
- Located In A Popular Residential Area
- Spacious And Contemporary Kitchen/Dining Room With Patio Doors To Rear Garden
- Stylish Family Bathroom And Downstairs W/C
- Fully Enclosed Rear Garden
- A short Walking Distance From Public Transport Links And Town Centre
- Residents Parking
- Ample Storage Throughout

Well presented three bedroom end terrace with modern kitchen, bright lounge, stylish bathroom, downstairs W/C, ample storage, and residents parking. Close to transport and town centre.





Ground Floor



1st Floor

TOTAL: 67 m²
 GROUND FLOOR: 35 m², 1ST FLOOR: 32 m²
 EXCLUDED AREAS: WALLS: 8 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





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