



25 Kirkhill Road

Broxburn, West Lothian, EH52 6HT



Property Summary

Occupying the first and second floors, this main-door double-upper flat in Broxburn is a beautiful two-bedroom residence that is brought to market in excellent decorative order. It features bright and airy rooms with neutral decoration, and is finished to high standards throughout. It further boasts a spacious living room with a large media wall and inset fireplace (with a living-flame effect), as well as an equally generous dining kitchen with a modern design. A quality three-piece shower room and private off-street parking add further desirability. Altogether, this property is a wonderful home that will have broad appeal.

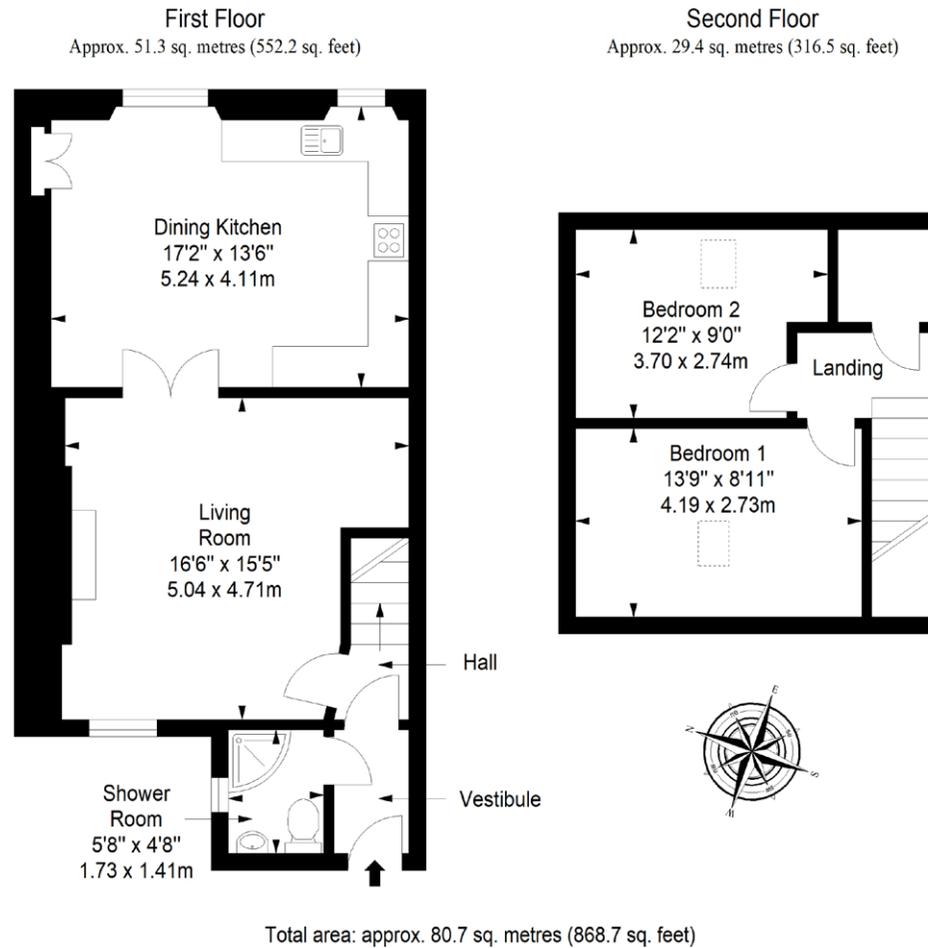
Extras: all fitted floor and window coverings, light fittings, an electric cooker and a washing machine to be included in the sale.

Property Features

- A double-upper flat in move-in condition
- Part of a handsome stone-built building
- Convenient location in the heart of Broxburn
- External stairs to private main-door entrance
- Welcoming vestibule and hall
- Bright and elegant living room
- Monochrome-inspired dining kitchen
- Two double bedrooms
- Modern three-piece shower room
- Large communal garden laid to lawn
- Private off-street parking
- Gas central heating and double glazing
- EPC Rating - D



Floorplan



All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106