



39 Rashierig, Broxburn

Offers Over £115,000





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 two bedroom ground floor main door flat offers an excellent opportunity for buyers seeking a comfortable and conveniently located home, available as a chain free purchase.

The property boasts a bright and welcoming lounge area, enhanced by patio doors that allow for plenty of natural light and create a spacious atmosphere. The flat features two generously sized double bedrooms, each offering ample space for furnishings and storage.

Throughout the property, there is good storage provision, ensuring a clutter free living environment. The kitchen is designed for practicality, providing ample worktop space and storage options for day to day living.

Allocated parking is included, offering convenience and peace of mind for residents with vehicles. The property is situated in an excellent location, with access to public



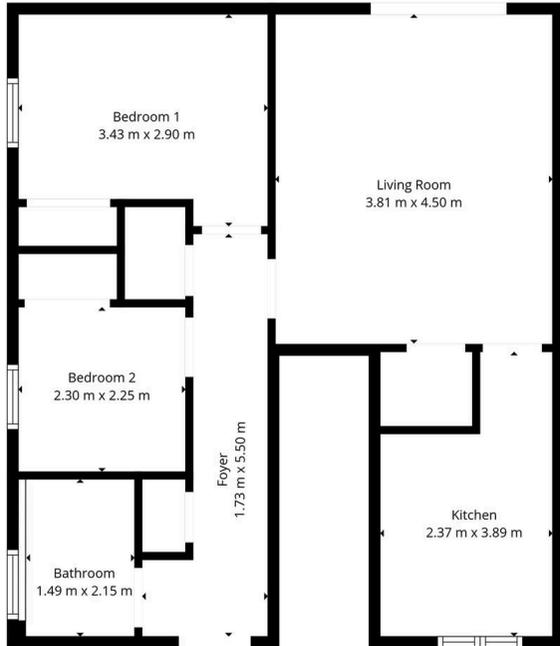
39 Rashierig

Broxburn, Broxburn

- Well Presented Two Bedroom Main Door Flat
- Chain Free Purchase
- Bright And Welcoming Lounge Area With Patio Doors Leading To Rear Garden
- Two Double Bedrooms
- Sizeable Fully Enclosed Rear Garden
- Allocated Parking
- Good Storage Throughout
- Conveniently Located For Public Transport Links And Schooling

Well presented two bedroom ground floor flat with main door, bright lounge, ample storage, allocated parking, gas central heating, double glazing, and excellent transport links. Chain free.





TOTAL: 56 m²
1st floor: 56 m²
EXCLUDED AREAS: WALLS: 6 m²

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





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