



3 Nicol Road, Broxburn, West Lothian EH52 6JJ
Offers Over £185,000

4 Greendykes Road, Broxburn, EH52 5AG

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*** VIEWING BY APPOINTMENT ***

The opportunity to acquire a THREE BEDROOM, DETACHED house set in a peaceful cul de sac location. The property is within walking distance of local amenities and there is NO ONWARD CHAIN.

Accommodation comprises -

Entrance Hall, Lounge, Dining Room, Kitchen, WC, Master Bedroom, En Suite, two further Bedrooms and Bathroom. Externally there is a Front and Rear Garden, Driveway and Garage.

Entrance Hall

Spacious Hallway provides access to the Lounge, WC and stairs to upper level. Cupboard housing electric fuse box. Laminate flooring.

Lounge

15'2 x 11'3 (4.62m x 3.43m)

Feature Box Bay window to the front. Fireplace with gas fire provides the room with a focal point. Laminate flooring. French Doors to Dining Room.

Dining Room

10'4 x 8'4 (3.15m x 2.54m)

French Doors provide access to the Rear Garden. Laminate flooring. Opening to Kitchen.

Kitchen

8'8 x 7'7 (2.64m x 2.31m)

Range of base and wall mounted units with contrasting work surfaces. Gas hob, electric oven and space for fridge and washing machine. Rear facing window with roller blind. Laminate flooring.

WC

Two piece suite. Vinyl flooring.

Upper Hallway

Carpeted stairs and landing. Side facing window with roller blind. Access hatch to attic space.

Bedroom One

9'9 x 8'11 (2.97m x 2.72m)

Rear facing window. Fitted wardrobe. Carpeted flooring.

En Suite

7'10 x 3'11 (2.39m x 1.19m)

Three piece. Rear facing window. Ceramic flooring.

Bedroom Two

10'1 x 6'10 (3.07m x 2.08m)

Front facing window. Carpeted flooring.

Bedroom Three

10'6 x 9'4 (3.20m x 2.84m)

Front facing window. Cupboard housing water tank. Carpeted flooring.

Bathroom

Three piece suite. Side facing window. Vinyl flooring.

Front Garden

Laid to lawn.

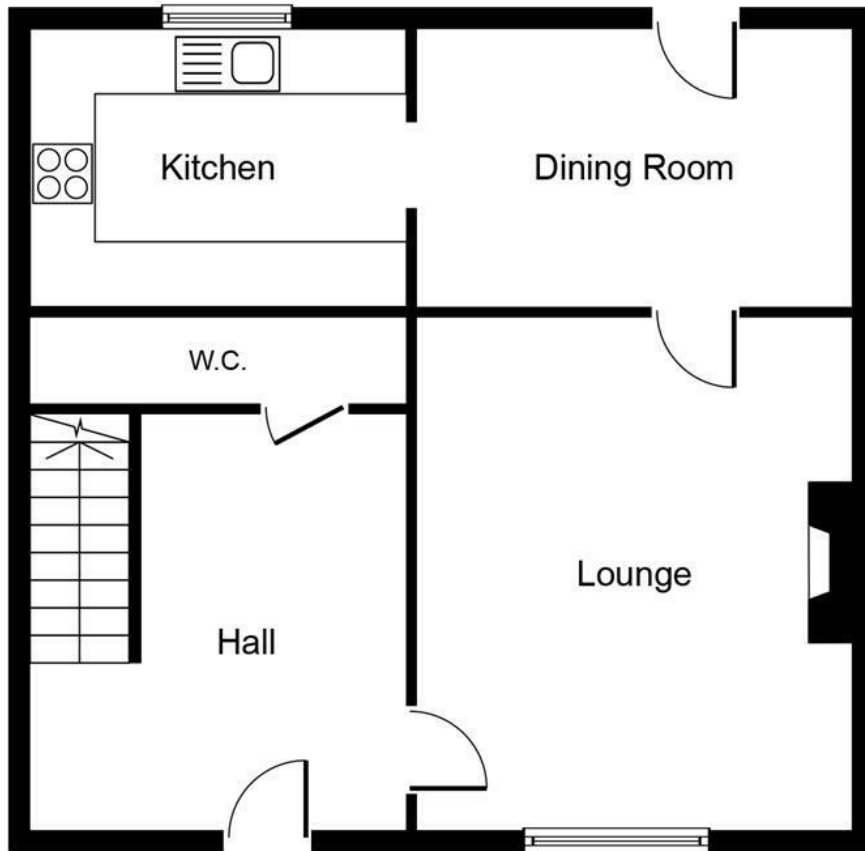
Garage

Driveway for several cars leads to Garage.

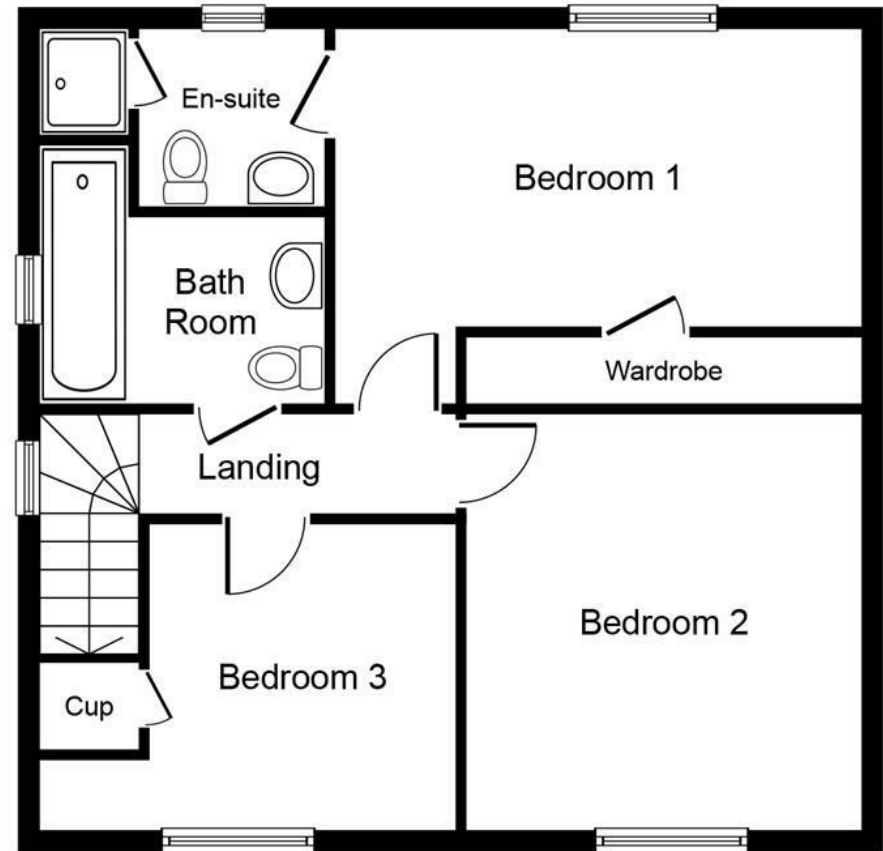
Rear Garden

Fully enclosed Rear Garden. Laid to lawn with patio area beyond.





Ground Floor



First Floor

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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These particulars, whilst carefully prepared, are not warranted.

Prospective purchasers should make their own enquiries to confirm the details of this property.

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