



25 Mcleod Street, Broxburn, West Lothian EH52 5BN
Offers Over £129,000

4 Greendykes Road, Broxburn, EH52 5AG

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Fabulous opportunity to acquire a recently renovated END of TERRACE HOUSE, an ideal young family home within walking distance of the local shops and schools. This spacious home boasts a new Kitchen, Bathroom, flooring and double glazing and further benefits from the addition of a Utility Room and ground floor Shower Room. The property enjoys a light and airy aspect, offers an abundance of storage and three double bedrooms. Early viewing is highly recommended.

Accommodation comprises -

Entrance Hall, Lounge, Kitchen, Utility Room, Ground Floor Shower Room, Upper Hallway, three Bedrooms and Bathroom.

Externally - Front and Rear Gardens, on street parking.

Entrance Hall

Entered via UPVC door the Hallway provides access to the Lounge and stairs to upper level. Walk in cupboard. Carpeted flooring.

Lounge

15'5 x 11'11 (4.70m x 3.63m)

Front facing window. Carpeted flooring. Ample space for dining.

Kitchen

11'11x 9'11 (3.63mx 3.02m)

Newly fitted base and wall mounted units with contrasting work surfaces. Induction hob, electric oven, dish washer and fridge freezer. Rear facing window. Vinyl flooring. Space for dining.

Utility Room

7'5 x 6'5 (2.26m x 1.96m)

Space for washing machine and tumble drier. Door to rear garden. Vinyl flooring.

Shower Room

6'4 x 4'3 (1.93m x 1.30m)

Fabulous addition to the ground floor accommodation. Three piece suite with vanity unit beneath sink. Vinyl flooring.

Upper Hallway

Carpeted stairs and landing. Cupboard with shelves.

Bedroom One

12'11 x 9'4 (3.94m x 2.84m)

Window to the front. Fitted wardrobe. Carpeted flooring.

Bedroom Two

11'11 x 9'11 (3.63m x 3.02m)

Rear facing window. Fitted wardrobe. Carpeted flooring.

Bedroom Three

9'6 x 7'2 (2.90m x 2.18m)

Front facing window. Cupboard. Carpeted flooring.

Bathroom

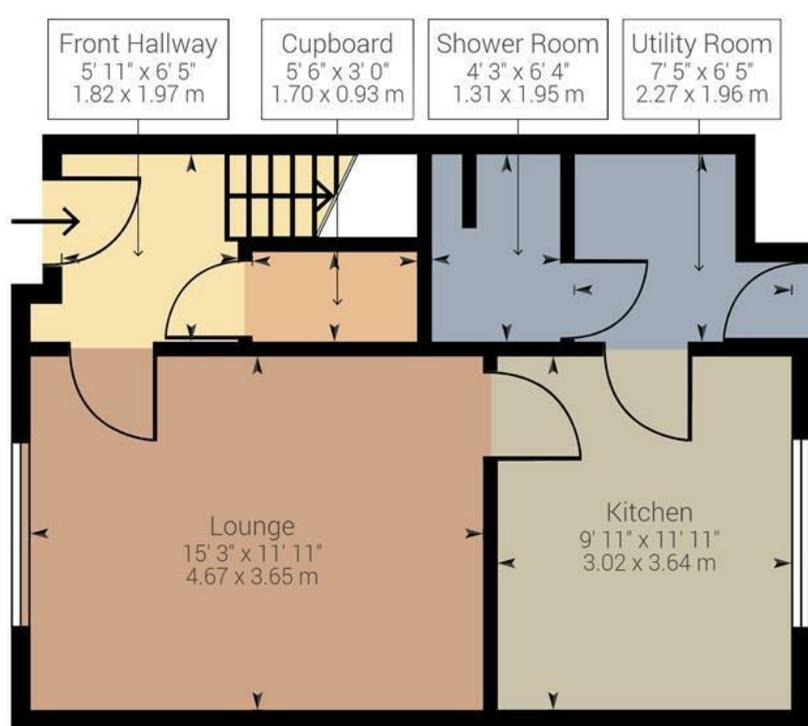
6'5 x 6'2 (1.96m x 1.88m)

Three piece suite with shower above bath. Rear facing window. Vinyl flooring.

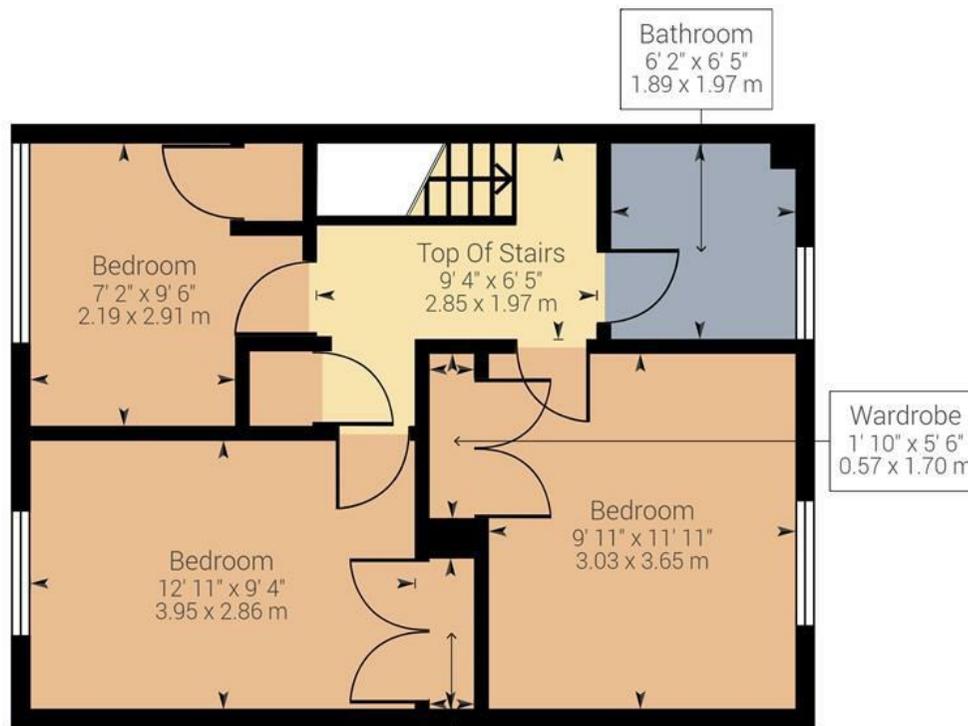
Garden

Gardens to the front and rear are laid to lawn.





Ground Floor



1st Floor

Approximate net internal area: 907.1 ft² / 84.28 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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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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