



# 3 Greendykes Steadings, Broxburn

Offers Over £188,000





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. Schooling, a sports centre are also a short drive away. Further shopping and recreational facilities are available in nearby Livingston, where The Centre 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 .

Council Tax band: C

Tenure: Freehold

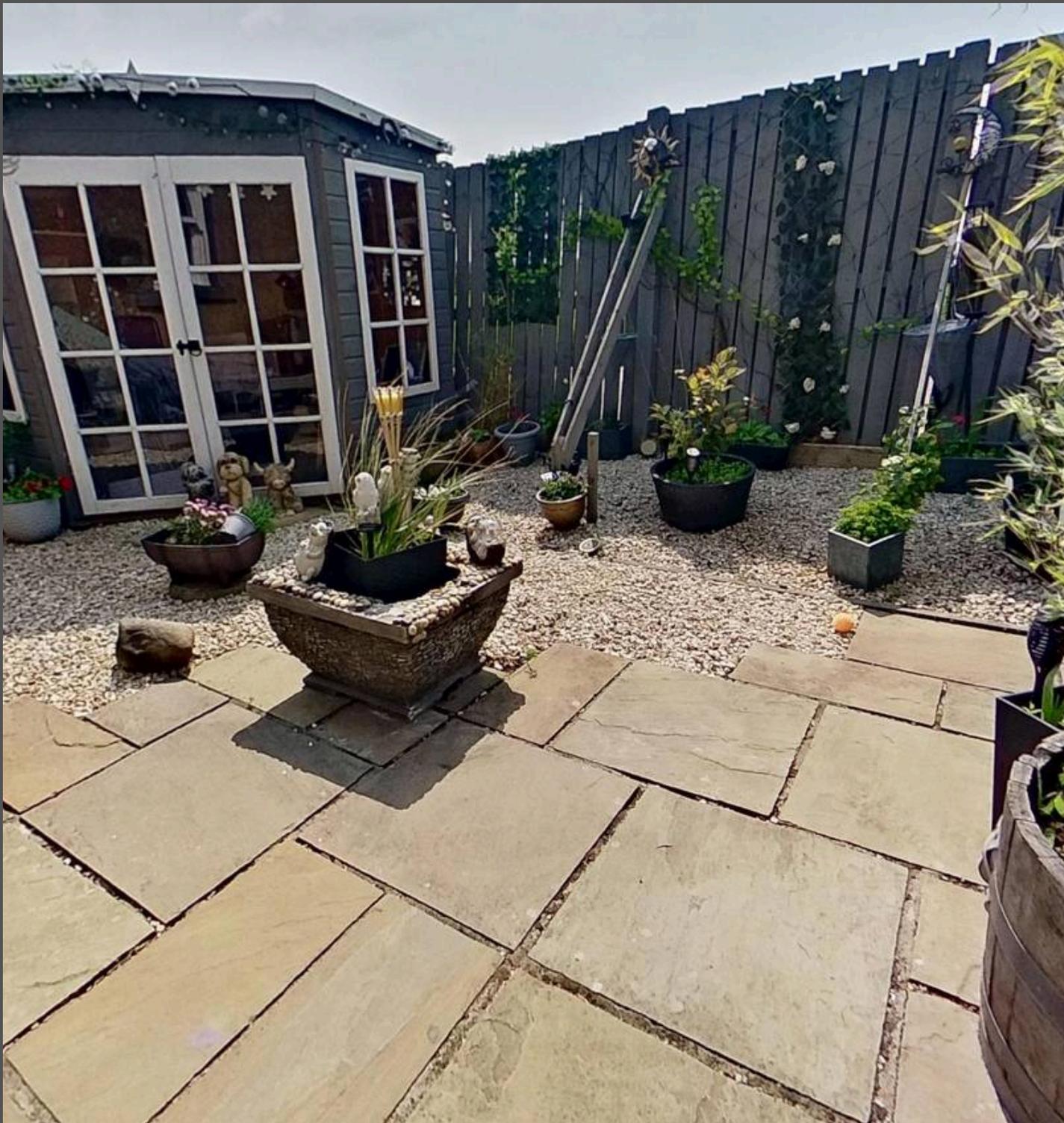
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Nestled within a sought-after development, this charming 2-bedroom Semi Detached Villa offers a perfect blend of comfort and convenience. The property features two generously sized double bedrooms, ideal for a growing family or those seeking extra space for guests or a home office. The recently fitted kitchen is a true highlight, providing a modern and stylish space for culinary endeavours. Keeping you warm and cosy during the colder months, the property benefits from gas central heating with a combi boiler and double glazing ensuring energy efficiency.

Step outside into a delightful low-maintenance fully enclosed suntrap rear garden, boasting a perfect setting for outdoor relaxation and entertaining. The garden features a combination



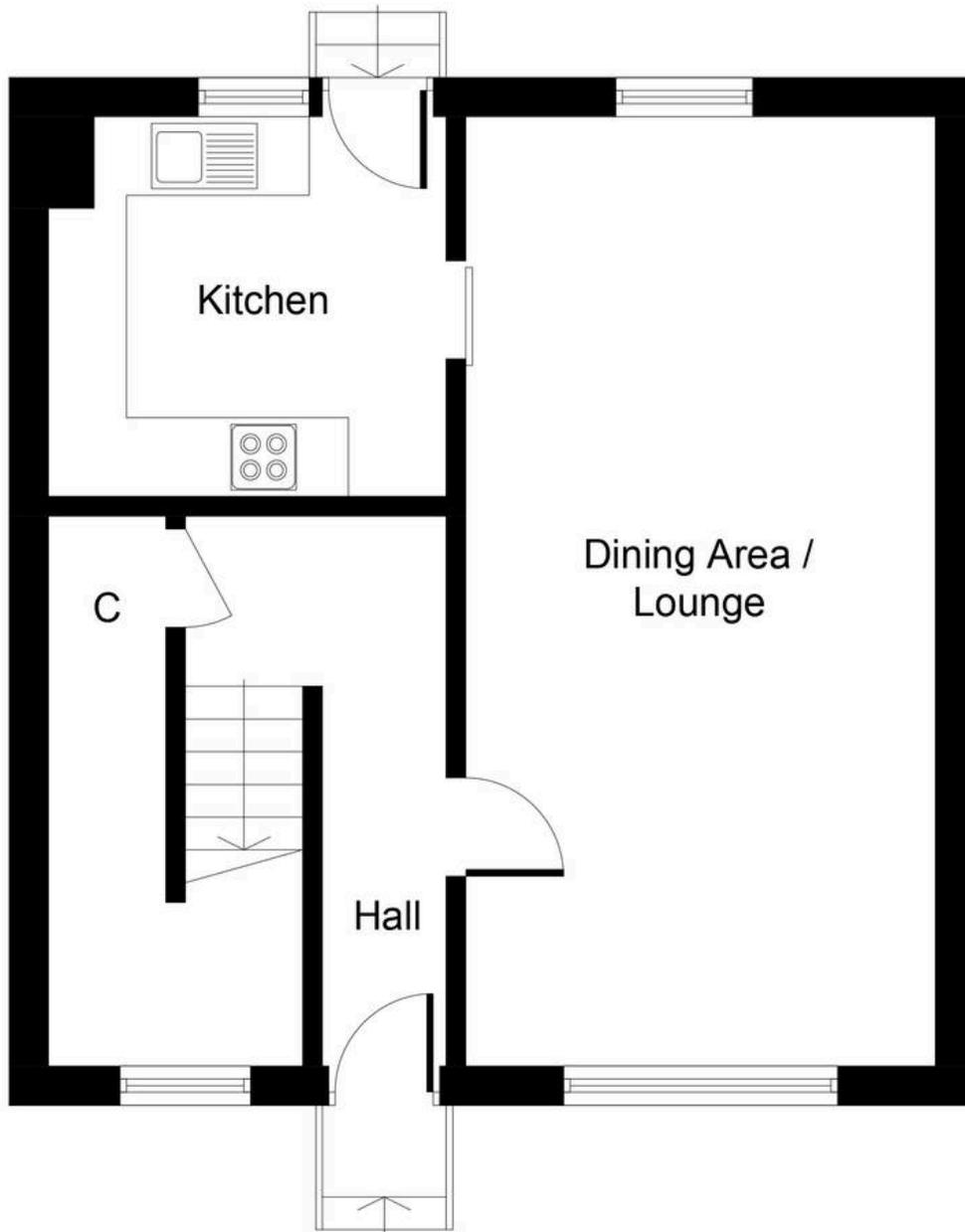


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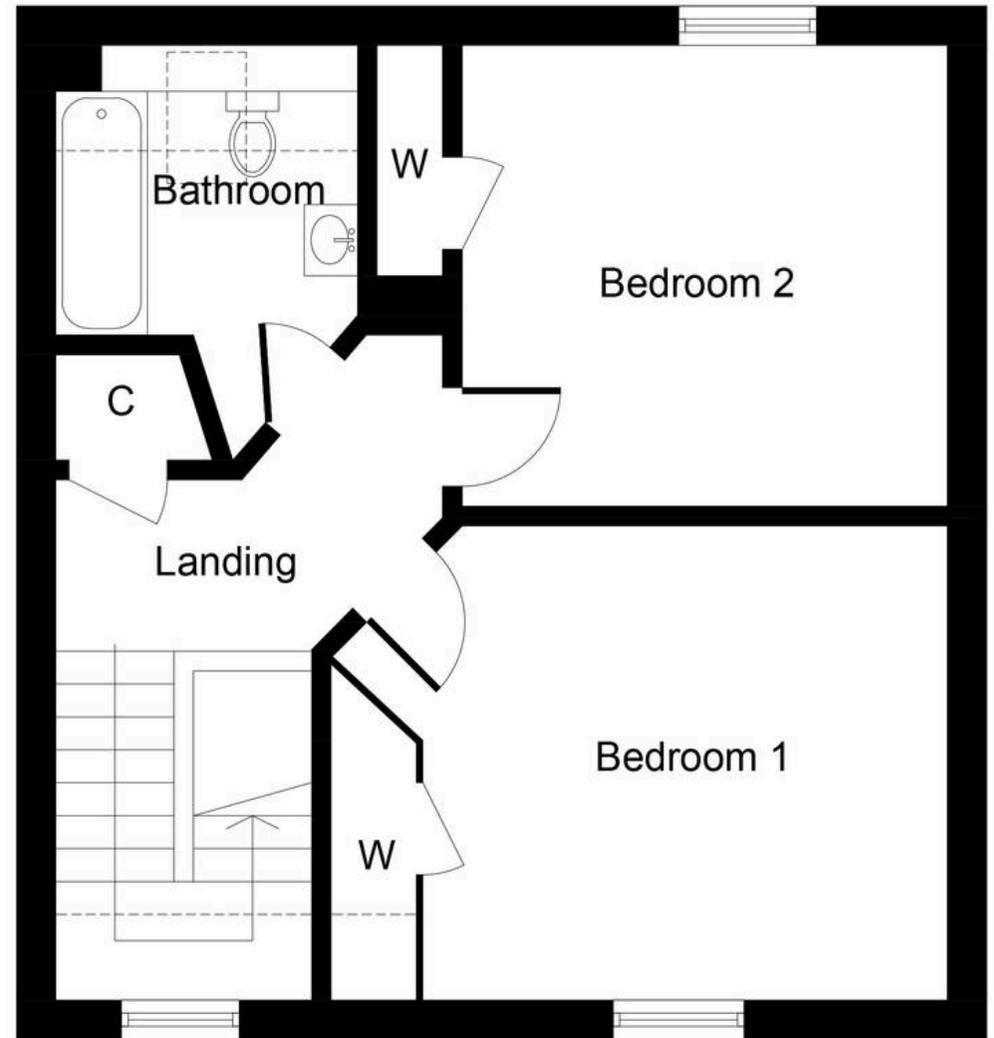


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**Ground Floor**



**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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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