



16 Joseph Scott Gardens, Broxburn

Offers Over £175,000





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.

Nestled in a popular residential area, this delightful two-bedroom semi-detached house offers a perfect blend of comfort and convenience. As you step inside, you are greeted by a bright and spacious lounge, providing the ideal space for relaxing or entertaining guests. The contemporary fitted kitchen boasts modern appliances and ample storage, making mealtimes a breeze. The property also features a well-proportioned rear garden with a decked area, offering an outdoor retreat perfect for enjoying al fresco dining or simply unwinding in the sunshine. The convenience of a shower room adds to the practicality of the home, ensuring comfort for its residents. Situated in a quiet cul-de-sac, this property also benefits from a garage and driveway, providing ample parking space for vehicles. With close proximity to the town centre and excellent travel links, this property offers both a peaceful residential setting and easy access to amenities, making it an ideal choice for modern living. Additionally, the property is warmed by gas central heating



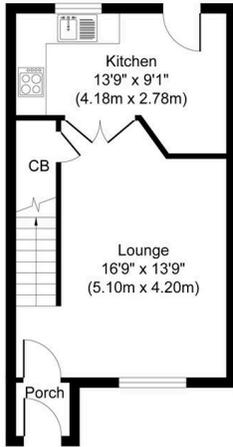
16 Joseph Scott Gardens

Broxburn, Broxburn

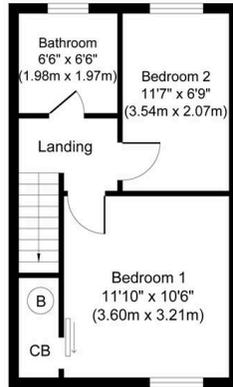
- Two Bedroom Semi Detached House Located In Popular Residential Area
- Bright And Spacious Lounge
- Contemporary Fitted Kitchen
- Well Proportioned Rear Garden With Decked Area
- Bathroom With Bath And Shower
- Cul-De-Sac Location
- Garage & Driveway
- Close Proximity To Town Centre And Travel Links
- GCH & DG

Delightful 2-bed semi-detached house in popular area. Bright lounge, modern kitchen, rear garden with decked area, garage, driveway. Close to amenities, gas heating, double glazing. Ideal modern living.





Ground Floor
Approximate Floor Area
340 sq. ft
(31.56 sq. m)



First Floor
Approximate Floor Area
326 sq. ft
(30.32 sq. m)

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.
 Copyright V360 Ltd 2025 | www.houseviz.com





KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn – EH52 5AG

01506 852000

info@knightbain.co.uk

www.knightbain.co.uk/

