



5 Greendykes Steadings, Broxburn

Offers Over £178,000





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 charming neighbourhood, this beautifully presented two-bedroom cottage offers a perfect blend of modern convenience and traditional charm. The open plan lounge/dining room welcomes you with its bright and spacious layout, creating a warm ambience for relaxing or entertaining. The contemporary bathroom boasts sleek fixtures and fittings, providing a relaxing retreat after a long day. Upstairs, two double bedrooms offer comfortable living spaces, perfect for unwinding and getting a good night's sleep.

Step outside into the nicely landscaped rear garden, where a conservatory provides a lovely space to enjoy the outdoors all year round.

The property also benefits from allocated and visitor parking, ensuring convenience for you and your guests. With good storage options throughout and being located close to local amenities, this cottage presents a wonderful opportunity to embrace a relaxed lifestyle in a

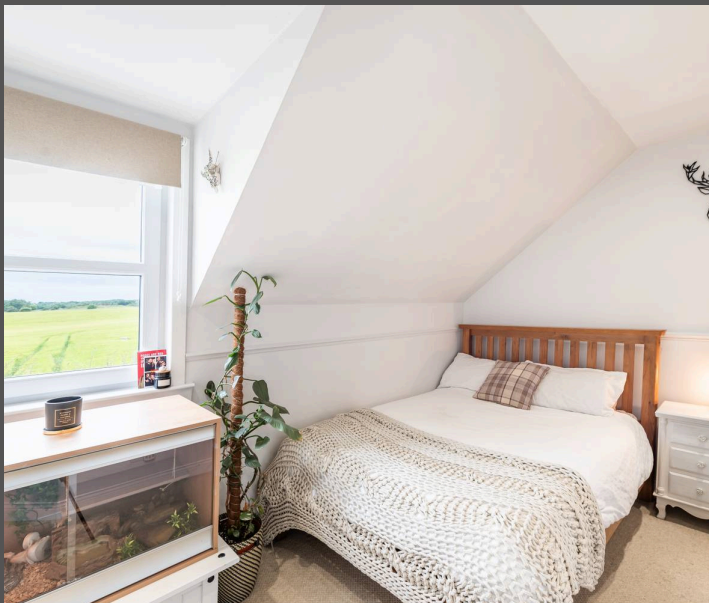


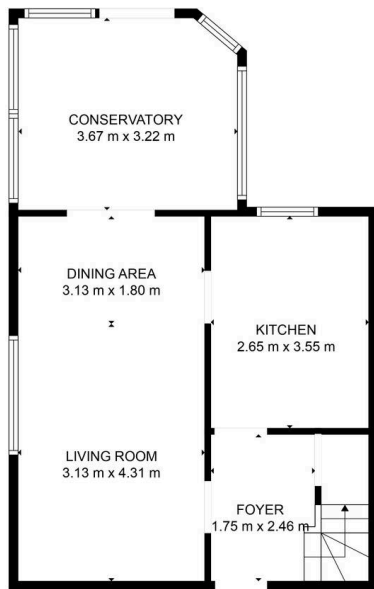
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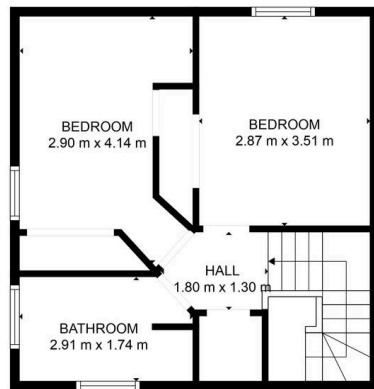
- Beautifully Presented Two Bedroom Cottage
- Open Plan Lounge/Dining Room
- Two Double Bedrooms
- Contemporary Bathroom
- Nicely Landscaped Rear Garden With Conservatory
- Allocated And Visitor Parking
- Good Storage Options Throughout
- Located Close To Local Amenities

Charming 2-bed cottage with modern amenities and traditional charm. Open plan living, sleek bathroom, landscaped garden, conservatory, parking. Close to amenities, relaxed lifestyle in sought-after location.





FLOOR 1



FLOOR 2

TOTAL: 74 m²
 FLOOR 1: 48 m², FLOOR 2: 26 m²
 EXCLUDED AREAS: LOW CEILING: 10 m²
 WALLS: 9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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