



100 Woodville Court, Broxburn

Offers Over £214,500





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 within a cul-de-sac, this bright and airy three-bedroom semi-detached house welcomes you with its well-presented facade. Step inside to discover a contemporary kitchen boasting ample unit space, perfect for culinary enthusiasts. The sociable living room seamlessly flows into a separate dining room, providing an ideal setting for entertaining guests or enjoying family meals. Upstairs, three cosy bedrooms await, offering comfortable retreats at the end of the day. A family bathroom and convenient downstairs W/C add to the practicality of this charming abode, ensuring comfort and functionality for its residents. Outside, a beautifully landscaped and fully enclosed rear garden offers a peaceful oasis to unwind or host outdoor gatherings. The property also features a driveway, guaranteeing hassle-free parking for residents and visitors alike. With its prime location close to local amenities, this home presents a perfect opportunity for those seeking a seamless blend of comfort and convenience.

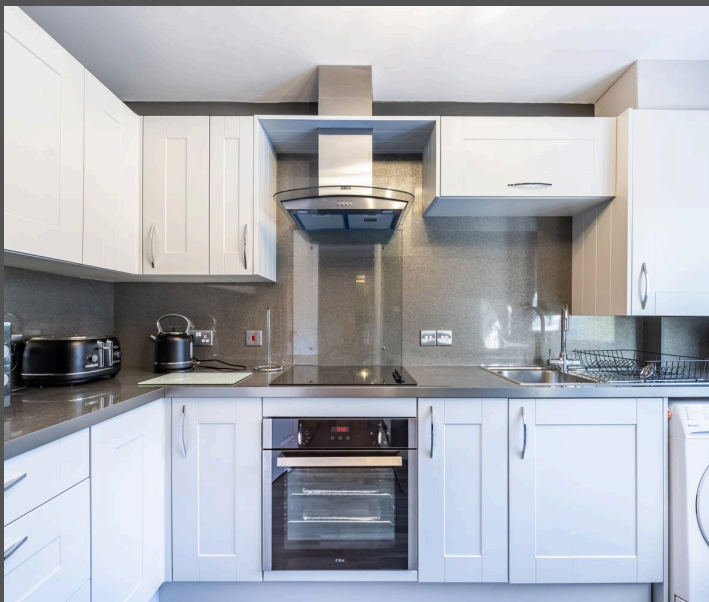


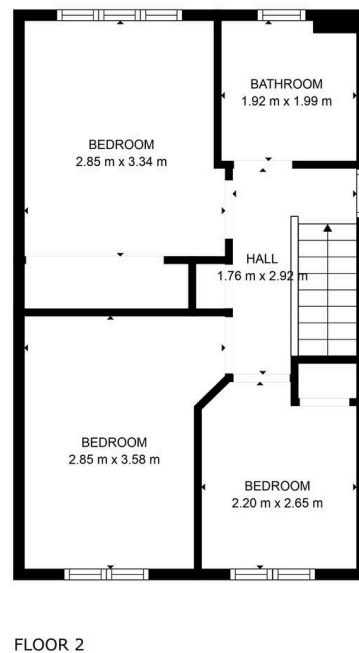
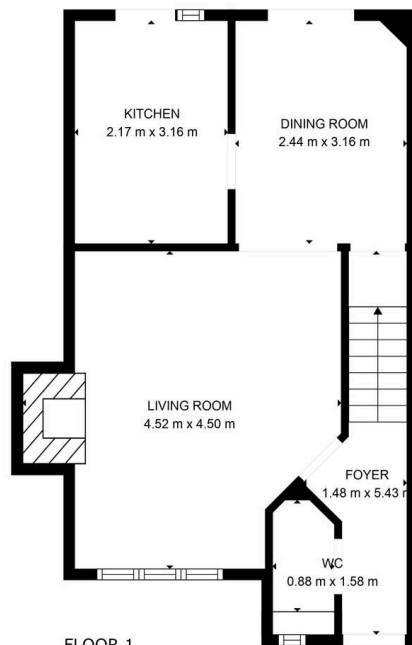
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Broxburn, Broxburn

- Bright And Airy Well Presented Three Bedroom Semi Detached House
- Contemporary Kitchen With Ample Unit Space
- Sociable Livingroom With Separate Dining Room
- Nicely Landscaped Fully Enclosed Rear Garden
- Family Bathroom And Downstairs W/C
- Driveway
- Located Within A Popular Cul-De-Sac
- Close To Local Amenities

Nestled in cul-de-sac, this 3-bed semi-detached house offers modern kitchen, sociable living/dining area, cosy bedrooms, family bathroom, W/C. Landscaped garden, driveway, prime location. Enjoy outdoor oasis and convenience.





TOTAL: 76 m²
FLOOR 1: 39 m²; FLOOR 2: 37 m²
EXCLUDED AREAS: FIREPLACE: 1 m²
WALLS: 6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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