



34 Nicol Place, Broxburn

Offers Over £195,000





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 within the highly sought-after residential cul-de-sac, this beautifully presented three-bedroom end-terrace house offers a warm and welcoming environment for its new owners. Upon entering, one is greeted by the bright and spacious front-facing lounge, a perfect spot for relaxation and entertainment.

The modern and sleek kitchen boasts a variety of wall and base units, providing ample storage options throughout the home.

Ascending to the upper level, residents will find three bedrooms, all offering comfort and tranquillity for a good night's sleep. The partially floored attic space presents an opportunity for additional storage.

Stepping outside, the property reveals a fully enclosed rear garden, providing a private outdoor retreat for residents to enjoy. Completing the outdoor space is a garden studio, ideal for use as a home office, creative

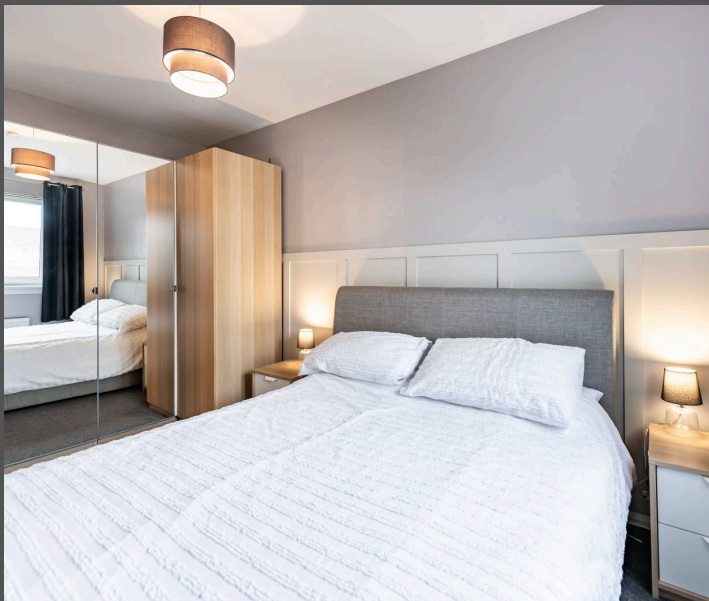


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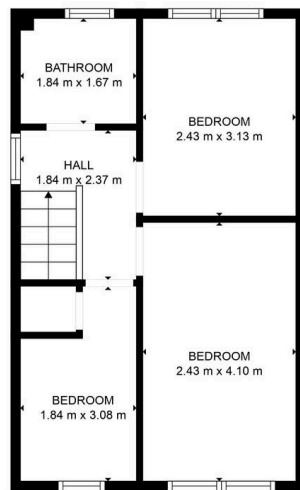
- Beautifully Presented Three Bed End Terrace House
- Bright And Spacious Front Facing Lounge
- Modern And Sleek Kitchen With A Variety Of Wall And Base Units
- Highly Sought After Residential Cul-De-Sac
- Storage Options Throughout
- Stylish Family Bathroom
- Partially Floored Attic Space
- Fully Enclosed Rear Garden With Garden Studio

Beautifully presented 3-bed end-terrace house in sought-after cul-de-sac. Bright lounge, modern kitchen, 3 bedrooms, attic, enclosed garden, studio. Convenient location. Stylish, comfortable, and practical. Ready for new owners to make lasting memories.





FLOOR 1



FLOOR 2

TOTAL: 67 m²
FLOOR 1: 35 m², FLOOR 2: 32 m²
WALLS: 8 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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