



23 Woodville Court, Broxburn

Offers Over £185,000







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 a popular cul-de-sac, this well-presented two-bedroom semi-detached house offers a fantastic opportunity for a chain-free purchase. The property boasts two good-sized double bedrooms, perfect for a growing family or those in need of a home office space. The bright front-facing living room provides a welcoming atmosphere to unwind after a long day, while the contemporary kitchen/dining area features a good variation of wall and base units, catering to all your culinary needs. Additionally, the property offers a rear conservatory, ideal for enjoying a leisurely breakfast or a cup of tea while overlooking the rear garden. (Please note: The property also features ample storage space in the form of built-in wardrobes in the bedrooms.)

Outside, the property provides a delightful front and rear garden, offering ample space for outdoor activities, gardening, or simply basking in the sunshine with a book in hand. The front garden presents a charming first impression,





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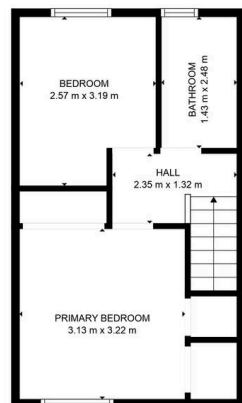
- Well Presented Two Bedroom Semi Detached House
- Chain Free Purchase
- Two Good Size Double Bedrooms
- Bright Front Facing Livingroom
- Contemporary Kitchen/Dining Area With A Good Variation Of Wall And Base Units
- Rear Conservatory
- Nestled Within A Popular Cul-De-Sac
- Front And Rear Garden

Nestled in a cul-de-sac, this 2-bed semi-detached house is chain-free. Features: 2 double bedrooms, front living room, modern kitchen/dining area, conservatory. (Ample storage with built-in wardrobes.) Outside: front & rear garden perfect for outdoor activities and relaxation.





FLOOR 1



FLOOR 2

**TOTAL: 72 m<sup>2</sup>**  
FLOOR 1: 42 m<sup>2</sup>, FLOOR 2: 30 m<sup>2</sup>  
WALLS: 8 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







## KnightBain Estate Agents

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