



42 Joseph Cumming Gardens, Broxburn

Offers Over £325,000





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 sought-after development, this move-in-ready, stylish and spacious four-bedroom detached house awaits its new occupants. Boasting well-proportioned rooms throughout, this property exudes modern elegance and functionality.

Upon entering, you are greeted by a beautifully designed kitchen/dining room that offers the perfect space for culinary creations and entertaining guests. The bright and welcoming lounge serves as a cosy retreat for relaxation after a long day.

The property features a family bathroom, a downstairs W/C for added convenience, and an en-suite for luxurious comfort. A separate utility room provides practicality and organisation in this thoughtfully designed home.

For added outdoor enjoyment, a fully enclosed rear garden offers a private space for relaxing in the evening. A driveway and garage provide

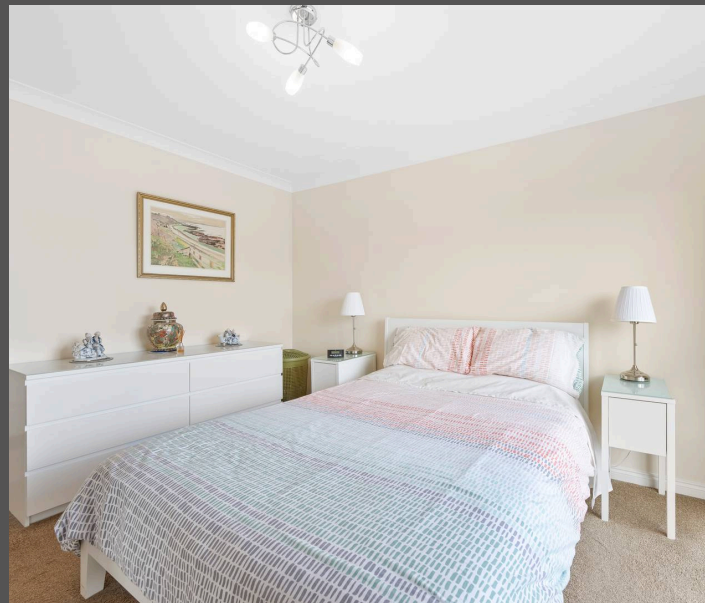


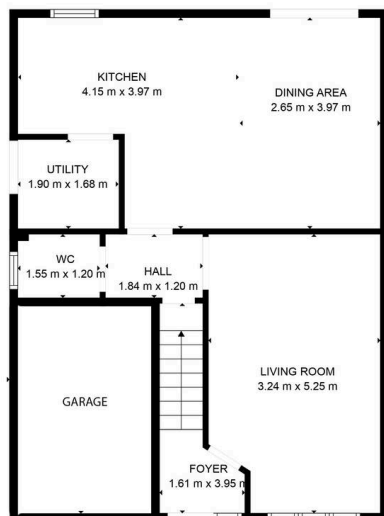
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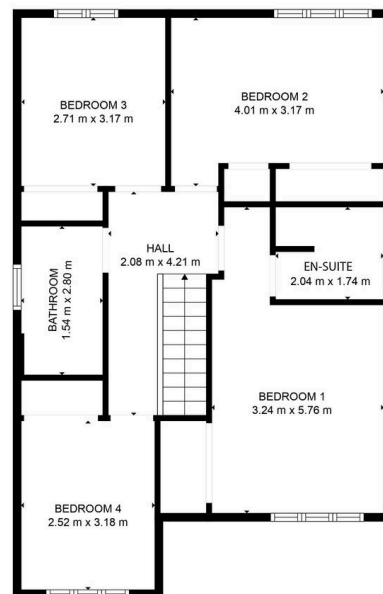
- Move In Ready, Stylish And Spacious Four Bed Detached House
- Beautifully Designed Modern And Spacious Kitchen/Dining Room
- Bright And Welcoming Lounge
- Well Proportioned Rooms Throughout
- Family Bathroom Downstairs W/C And En-Suite
- Separate Utility Room
- Fully Enclosed Rear Garden
- Solar Panels
- Driveway And Garage
- Located Within A Sought After Development

Stylish, spacious 4-bed detached house in sought-after development. Modern elegance throughout. Perfect for families or professionals seeking convenience and comfort. Enjoy private garden, parking, luxury amenities. Contemporary living at its finest. Create lasting memories in this exquisite property.





GROUND FLOOR



FIRST FLOOR

TOTAL: 117 m²
 FLOOR 1: 50 m², FLOOR 2: 67 m²
 EXCLUDED AREAS: UTILITY: 3 m²
 WALLS: 10 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn – EH52 5AG

01506 852000

info@knightbain.co.uk

www.knightbain.co.uk/

