



1 Woodville Court, Broxburn

Offers Over £210,000





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.

Immaculately presented, this three-bedroom semi-detached house in a highly sought-after area offers the ideal blend of charm and modern convenience. The property boasts three double bedrooms, perfect for accommodating a growing family or hosting guests. The sociable and bright front-facing living room seamlessly flows into the dining room, creating an inviting space full of natural light. The modern fitted kitchen is a chef's dream, designed with functionality and style in mind. The rear-facing dining room features patio doors that open up to the fully enclosed rear garden, providing the perfect setting for al fresco dining or relaxing outdoors. Additional highlights include a garage and driveway, ensuring ample parking space, and the property's corner plot location offers a fully enclosed rear garden, providing privacy and tranquillity. Situated in an excellent location, residents will appreciate the convenience of easy access to local transport links and the town centre, making every-day errands and outings a breeze.



1 Woodville Court

Broxburn, Broxburn

- Immaculately Presented Three Bedroom Semi-Detached House In Highly Sought After Area
- Three Double Bedrooms
- Sociable, Bright Front Facing Livingroom With Arch Leading To Dining Room
- Modern Fitted Kitchen
- Rear Facing Dining Room With Patio Doors
- Garage And Driveway
- Corner Plot With Fully Enclosed Rear Garden
- Excellent Location For Access To Local Transport Links And Town Centre

Immaculately presented 3-bed semi-detached house in sought-after area. Three double bedrooms, modern kitchen, bright living room, garage, driveway, spacious garden. Convenient location with easy access to transport links and town centre. Ideal for family living and outdoor enjoyment.





TOTAL: 70 m²
GROUND FLOOR: 35 m², FIRST FLOOR: 35 m²
WALLS: 8 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





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