



17 Woodville Court, Broxburn

Offers Over £192,000





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.

Well Presented Two Bedroom Semi Detached House On A Corner Plot, this charming property offers true move-in condition for its lucky new owners. Situated within a popular cul-de-sac, the home boasts two double bedrooms with convenient built-in storage. The contemporary kitchen with breakfasting area is perfect for cosy family meals or entertaining guests. Its close proximity to schooling and the town centre adds to the property's appeal, offering convenience and ease of access to amenities. Additionally, the property features a driveway and garage for ample parking space, a conservatory for relaxing in natural light, and a fully enclosed rear garden for outdoor enjoyment and privacy.

The property's corner plot provides ample space for outdoor activities and offers a sense of privacy with a decked seating area and grass lawn.



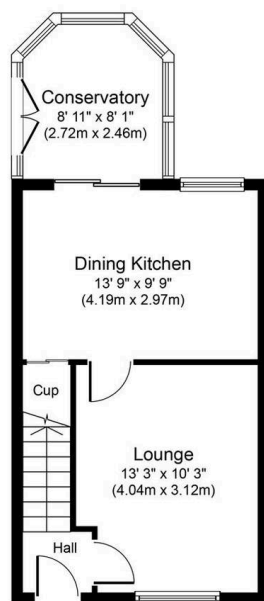
17 Woodville Court

Broxburn

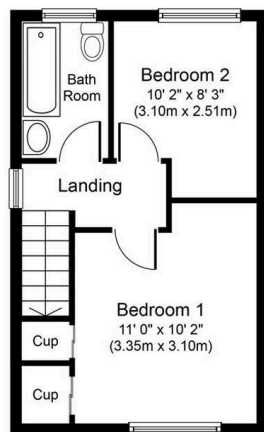
- Well Presented Two Bedroom Semi Detached House On A Corner Plot
- True Move In Condition
- Situated Within A Popular Cul-De-Sac
- Two Double Bedrooms With Built In Storage
- Contemporary Kitchen With Breakfasting Area
- Close Proximity To Schooling And Town Centre
- Driveway And Garage
- Conservatory
- Fully Enclosed Rear Garden

Charming 2 bed semi on corner plot in popular cul-de-sac. Modern kitchen, ample storage, driveway, garage, conservatory, & enclosed garden. Perfect for families or entertaining. Close to schools & town centre. Outdoor deck & lawn for privacy & relaxation.





Ground Floor
Approximate Floor Area
389 sq. ft.
(36.1 sq. m.)



First Floor
Approximate Floor Area
315 sq. ft.
(29.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Copyright V360 Ltd 2020 | www.houseviz.com





KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn – EH52 5AG

01506 852000

info@knightbain.co.uk

www.knightbain.co.uk/

