



28 Kings Well Crescent, Broxburn

Offers Over £265,000







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 in the heart of a highly desirable area, this beautifully presented three-bedroom semi-detached house is a move-in ready, perfect family home. Boasting a spacious layout, this property offers three double bedrooms, providing ample room for family members or guests. The principle bedroom features the added convenience of an en-suite, offering a touch of luxury within the home.

The stylish kitchen with a Dining area is sure to impress, providing a modern space for culinary creations and social gatherings. The downstairs W/C and family bathroom offer convenience and practicality for every-day living, catering to the needs of a busy household.

Outside, the property features an integrated garage and a Monoblock driveway. The fully enclosed rear garden offers a private outdoor space, perfect for relaxation or entertaining during warmer months.



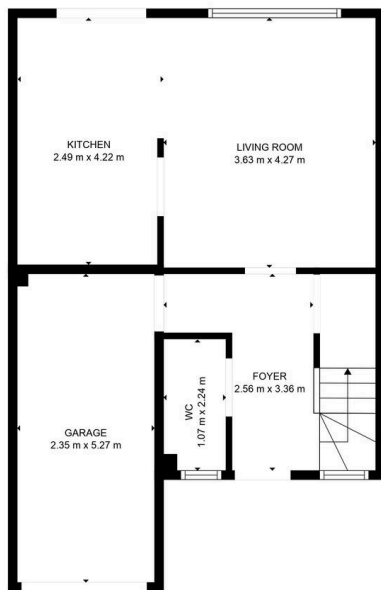
## 28 Kings Well Crescent

Broxburn, Broxburn

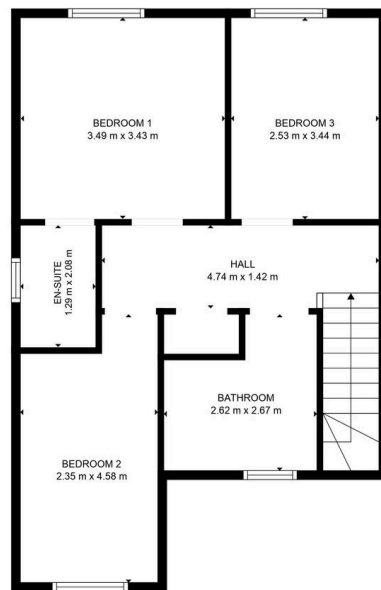
- Beautifully Presented Three Bedroom Semi Detached House
- Move In Ready Perfect Family Home In Highly Desirable Area
- Three Double Bedrooms
- Principle Bedroom With En-Suite
- Stylish Kitchen With Dining Area
- Downstairs W/C And Family Bathroom
- Monoblock Driveway
- Fully Enclosed Rear Garden
- Close To Local Amenities And transport Links
- Integrated Garage Accessible From Hallway

Beautiful 3-bed semi-detached house in prime area. Spacious layout, 3 double bedrooms (1 with en-suite). Stylish kitchen, convenient W/C, driveway, private garden. Close to amenities and transport links. Ideal family home with modern comforts and prime location.





GROUND FLOOR



FIRST FLOOR

**TOTAL: 91 m<sup>2</sup>**  
 GROUND FLOOR: 39 m<sup>2</sup>, FIRST FLOOR: 52 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 12 m<sup>2</sup>, WALLS: 11 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







## KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn – EH52 5AG

01506 852000

[info@knightbain.co.uk](mailto:info@knightbain.co.uk)

[www.knightbain.co.uk/](http://www.knightbain.co.uk/)

