



2 Queen's Avenue, 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.

Presenting this five-bedroom detached house located in a popular residential area close to the town centre. Step inside and be greeted by a bright and spacious living area ideal for hosting gatherings or simply enjoying a cosy night in. This property features five double bedrooms, with two situated upstairs and three downstairs, offering ample space for families or guests. An abundance of storage options throughout ensures a clutter-free living environment.

The property boasts a great size south facing landscaped rear garden, perfect for relaxing in the sunshine or hosting summer BBQs. In addition, a detached double garage and driveway provide convenient parking options for multiple vehicles. The separate dining area with patio doors leading to the rear garden offers a seamless indoor-outdoor living experience, ideal for enjoying al fresco meals. A downstairs shower room adds convenience for residents and guests alike, making this home both stylish and practical. This residence is truly a gem,



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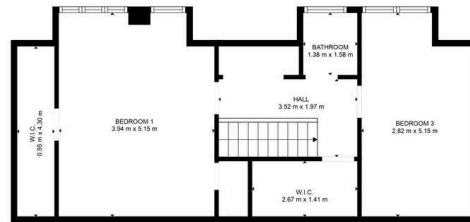
- Five Bedroom Detached House
- Bright And Spacious Living Area
- Five Double Bedrooms
- Great Size Landscaped South Facing Rear Garden
- Detached Double Garage And Driveway
- Two Double Bedrooms Upstairs Three Doubles Downstairs
- An Abundance Of Storage Options Throughout
- Separate Dining Area With Patio Doors Leading To Rear Garden
- Downstairs Shower Room
- Located In Popular Residential Area Close To The Town Centre

This 5-bed detached house offers spacious living, ideal for gatherings, with 5 double bedrooms, ample storage, landscaped garden, detached double garage, driveway, dining area with patio doors, downstairs shower room. Modern amenities with traditional charm.





FLOOR 1



FLOOR 2

TOTAL: 167 m²
FLOOR 1: 112 m², FLOOR 2: 55 m²
EXCLUDED AREAS: FIREPLACE: 1 m²
WALLS: 13 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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