



80 Erskine Road, Broxburn

Offers Over £110,000





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.

Welcome to this well presented one-bedroom terrace house, a perfect opportunity for a chain-free purchase. The property boasts a bright and spacious living room featuring patio doors that open onto the private rear garden, adding an airy touch to the space. Ideal for a first-time buyer, this residence offers one double bedroom, ensuring comfortable living arrangements.

The fully fitted high gloss kitchen is a highlight, exuding modernity and functionality. Completing the convenience is one allocated parking space, providing hassle-free parking for residents and guests alike. Located in a popular residential area, this home is in proximity to the bustling town centre and various travel links.

Whether cooking a gourmet meal in the contemporary kitchen or unwinding in the inviting living room, this residence caters to a modern lifestyle. The private rear garden provides an outdoor retreat.



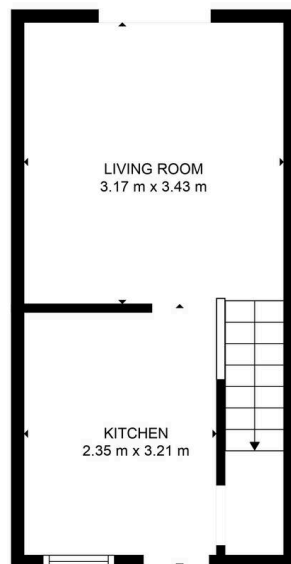
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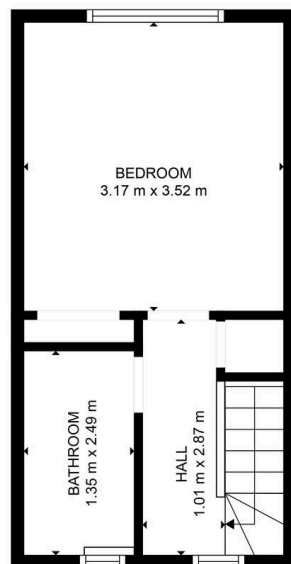
- Well Presented One Bedroom Terrace House
- Chain Free Purchase
- Bright And Spacious Livingroom With Patio Doors Onto Rear Garden
- Ideal For First Time Buyer
- One Double Bedroom
- Private Rear Garden
- Fully Fitted High Gloss Kitchen
- One Allocated Parking Space
- Located In A Popular Residential Area Close To The Town Centre And Travel Links

"Chain-free 1-bed terrace house with bright living room, private garden, high gloss kitchen, allocated parking. Ideal for first-time buyers in popular area near town centre. Modern living with convenience and comfort, perfect for individuals or couples. Unlock a lifestyle of ease and elegance in sought-after location."





GROUND FLOOR



FIRST FLOOR

TOTAL: 42 m²
BELOW GROUND: 21 m², FIRST FLOOR: 21 m²
EXCLUDED AREAS: WALLS: 6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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