



71 Poynters Road, Broxburn

Offers Over £250,000





Nestled within a highly sought-after modern development lies this stylish Three Double Bedroom Semi Detached House. On arrival the property features a generously spacious monobloc driveway ensuring effortless convenience for your family and guests.

Entering the property you are greeted by a welcoming entrance vestibule with lower level Wc offering additional convenience for residents and guests.

Boasting a sociable Kitchen/Dining Room showcasing modern fitted cabinetry with patio doors from the dining area providing effortless access to the charming south-facing garden, this property offers the perfect setting for both every-day living and entertaining. The elegantly presented Family Lounge provides a comfortable and inviting space for relaxation and entertainment.

Ascending the stylish staircase the Principle Bedroom offers a relaxing retreat complete with contemporary en-suite facilities, while the two additional double bedrooms are generously proportioned for a configuration of furnishings. The Family Bathroom features a modern three piece suite providing the perfect balance for all the family's requirements.

For added convenience the central heating system is currently controlled via multi-zone Smart Hive to ensure ambient temperature is maintained with the additional function of allowing the Master bedroom to be controlled separately.

Step outside to enjoy the fully enclosed south-facing rear garden, featuring a lush lawn and a paved area perfect for al fresco dining or simply



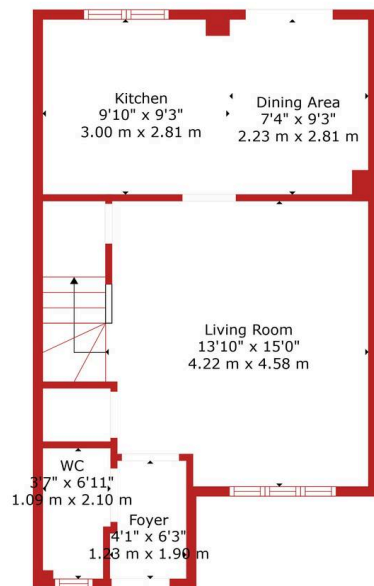
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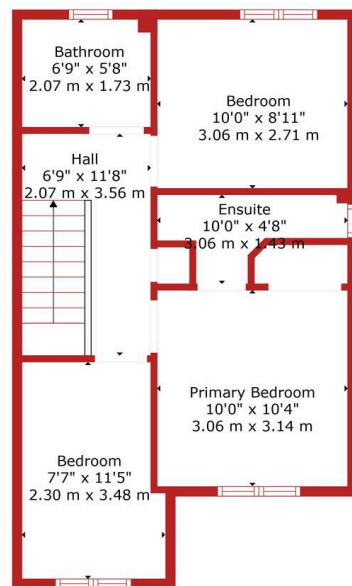
- Three Bedroom Semi Detached House set within highly desirable modern Development
- Sociable Kitchen/Dining Room offering patio doors leading directly to the south-facing garden
- Well proportioned Family Lounge offering ample space for configuration of furnishings
- Principle Bedroom with En-suite
- Two Additional well proportioned Bedrooms
- Contemporary modern Bathroom
- Double monobloc Driveway parking
- Delightful south-facing rear garden which offers high degree of privacy
- Short Drive to Schools with local amenities available within walking distance

Charming Three Double Bedroom Semi-Detached House in modern Development. Lovely south-facing garden. The property features well proportioned Lounge, Kitchen/Diner with patio door to the rear garden. Lower Level Wc. Upper Level offers Principal Bedroom with En-suite and two additional Double Bedrooms. Spacious Double monobloc driveway. Ideally located for the commuter. Close to schools, amenities. Ideal for families or professionals. Perfect blend of modern living & convenience. Viewing recommended.





Floor 1



Floor 2



TOTAL: 918 sq. ft, 86 m2
 FLOOR 1: 459 sq. ft, 43 m2, FLOOR 2: 459 sq. ft, 43 m2
 EXCLUDED AREAS: WALLS: 72 sq. ft, 6 m2





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