



65 Craigseaton, Broxburn

Offers Over £175,000





Welcome to this exceptionally well presented three-bedroom mid-terraced house, an impeccable blend of modern elegance and timeless sophistication.

Step inside to discover a meticulously maintained property that boasts a stylish Wren fitted Kitchen with integrated appliances, perfect for culinary enthusiasts and hosting memorable gatherings. The fabulously spacious Kitchen offers ample space for dining creating a fabulous sociable area for family gatherings. The well-appointed and generously proportioned Lounge beckons with its warm ambience, complemented by patio doors that lead to the rear garden, inviting natural light to dance within. The patio doors lead directly to a decked patio providing the perfect retreat to enjoy a morning coffee or simply unwind.

On the upper level the property benefits from three double bedrooms and a contemporary designed shower room showcasing neutral marble effect wall tiling, a sanctuary for relaxation and rejuvenation.

The front of the property enjoys fabulous south-facing views towards Pentlands, offering a picturesque backdrop that captivates the senses. The rear garden continues to enchant with its open aspect and access to woodland walks, promising endless opportunities for exploration and serenity.

Perfectly positioned to embrace a lifestyle of comfort and luxury, this three-bedroom terraced house is in fully walk-in condition, awaiting its new owner to create unforgettable memories within its walls. Don't miss the chance to make this exquisite property your own - a sanctuary



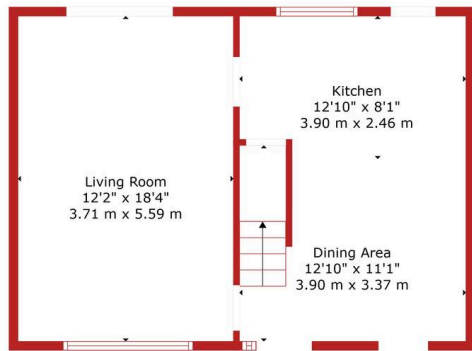
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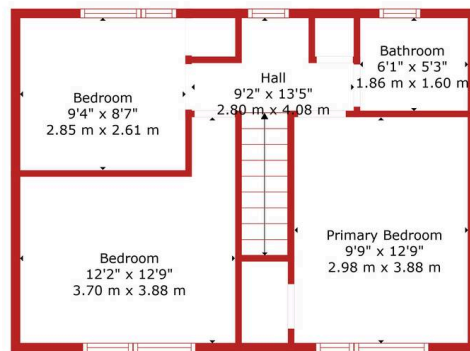
- Three Bedroom Terraced House in fully walk-in condition
- Stylish Wren Fitted Kitchen with Integrated appliances
- Well appointed and proportioned Lounge with patio doors leading to the rear garden
- Contemporary designed Shower Room featuring neutral marble effect wall tiling
- Tiered rear garden offering open aspect to rear
- Front garden offering area of decking and additional paved area
- Fabulous south-facing views towards Pentlands to front with rear garden offering open aspect to the rear with woodland walks
- Gas Central Heating & Double Glazing
- Ample on street parking
- Close to local amenities, schools and public transport



Impeccable Three-bedroom mid-terraced house blending modern elegance with timeless sophistication. Features a stylish and recently installed Wren fitted Kitchen with integrated appliances, a generously proportioned Lounge with patio doors leading to the rear garden. On the upper level Three double bedrooms and a contemporary Shower room. Front and rear gardens are tiered offering an array of peaceful areas to relax. Schedule a viewing and experience this inviting much loved family home brought to the market in truly walk in condition.



Floor 1



Floor 2



TOTAL: 928 sq. ft, 86 m2
 FLOOR 1: 464 sq. ft, 43 m2, FLOOR 2: 464 sq. ft, 43 m2
 EXCLUDED AREAS: WALLS: 88 sq. ft, 8 m2





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