



4 Hoban Square, Broxburn

Offers Over £112,500





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 a popular residential location, this charming Two Bedroom Terrace Bungalow presents a rare opportunity for a chain-free purchase. The property boasts two generous double bedrooms, providing ample space for comfortable living. As you step inside, you are greeted by a bright and welcoming living area, perfect for relaxation and entertaining.

One of the key highlights of this property is the spacious fully enclosed rear garden, offering a retreat and views over Stewartfield Park.

Practicality meets style with this home, featuring ample storage throughout to cater to your organisational needs. The property also benefits from allocated parking, ensuring convenience and ease for residents and visitors alike.

Council Tax B classification adds to the appeal of this residence, making it an attractive choice for a range of buyers. Situated close to the town centre and transport links, residents will enjoy



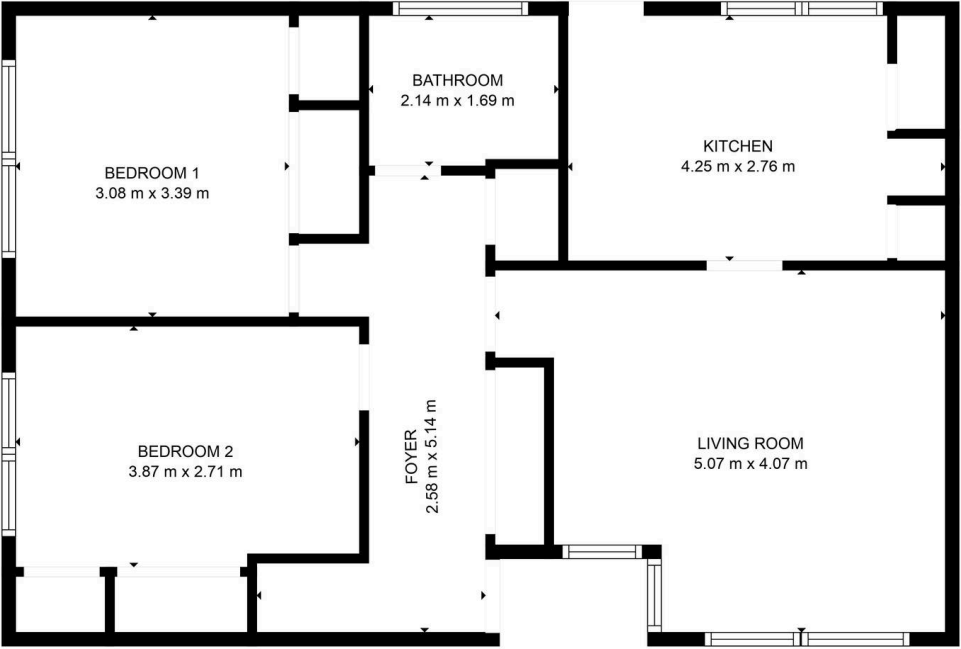
4 Hoban Square

Broxburn, Broxburn

- Two Bedroom Terrace Bungalow
- Chain Free Purchase
- Two Double Bedrooms
- Spacious Fully Enclosed Rear Garden Looking Over Stewartfield Park
- Bright And Welcoming Living Area
- Council Tax B
- Ample Storage Throughout
- Allocated Parking
- Close To The Town Centre And Transport Links

Charming 2-Bed Terrace Bungalow in popular location. Generous bedrooms, bright living area, spacious garden overlooking Stewartfield Park, ample storage, allocated parking, B council tax, close to amenities. Ideal home/investment. Arrange viewing today!





TOTAL: 71 m2
FLOOR 1: 71 m2
EXCLUDED AREAS: WALLS: 5 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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