



39 Erskine Road, Broxburn

Offers Over £159,000





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.

Located within a popular residential area, this well-presented two-bedroom end terrace house is an ideal choice for first-time buyers or investors seeking a property investment. Upon entering the house, you are greeted with a welcoming atmosphere that sets the tone for the rest of the property.

The ground floor features a modern fitted kitchen, providing ample space for cooking and meal preparation. Continuing through, you will find a bright rear-facing lounge with patio doors that open onto the fully enclosed rear garden. This space is perfect for hosting gatherings or simply enjoying a quiet evening indoors.

Moving to the upper floor, there are two well-proportioned bedrooms that offer comfortable living arrangements. The layout of the property provides a practical flow, ensuring that each room is utilised to its full potential.

One of the standout features of this property is



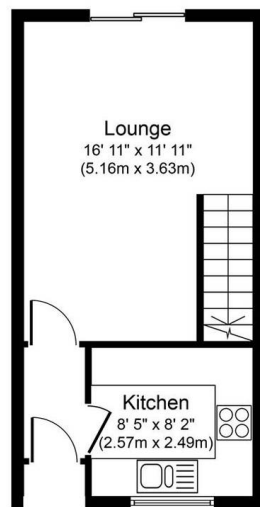
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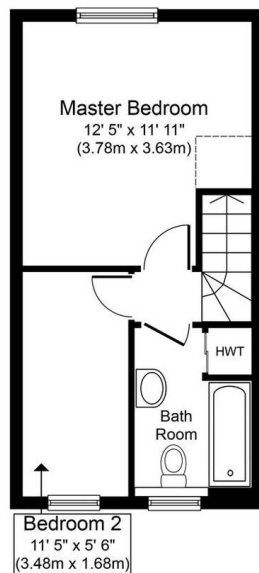
- Well Presented Two Bedroom End Terrace House
- Ideal For First Time Buyers Or Investors
- Located Within A Popular Residential Area
- Fitted Kitchen
- Bright Rear Facing Lounge With Patio Doors Onto Garden
- Close To Local Transport Links
- Fully Enclosed Rear Garden
- Allocated Parking Space

This two-bedroom end terrace house in a popular residential area is ideal for first-time buyers or investors. Modern kitchen, bright lounge, two bedrooms, transport links nearby, allocated parking. Perfect for personalisation and customisation. Practical layout in sought-after location.





Ground Floor
Approximate Floor Area
 294 sq. ft.
 (27.3 sq. m.)



First Floor
Approximate Floor Area
 294 sq. ft.
 (27.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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