



63 Cardross Road, Broxburn

Offers Over £113,500





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.

Introducing a lovely two-bedroom flat in the heart of a popular residential area, this chain-free property presents an excellent opportunity for both first-time buyers and investors alike. Boasting two generous double bedrooms, this residence offers ample space for comfortable living.

Upon entering, one is welcomed by a well-appointed internal layout that optimises space and functionality. The property features a good range of storage options, ensuring belongings can be neatly organised and tucked away. The thoughtfully designed living space provides a cosy ambience, perfect for relaxation and entertaining guests.

Situated close to a host of local amenities and convenient transport links, residents will enjoy easy access to shops, restaurants, and public transportation. This ideal location ensures that every-day necessities are just a stone's throw away, enhancing the overall quality of life for



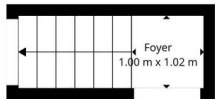
63 Cardross Road

Broxburn, Broxburn

- Two Bedroom Flat
- Chain Free
- Two Double Bedrooms
- Ideal For First Time Buyer Or Investor
- Located Within A Popular Residential Area
- Rear Garden With Communal Drying Area
- Good Range Of Storage Options
- Close To Local Amenities And Transport Links

Introducing a charming chain-free two-bedroom flat with generous double bedrooms, ample storage, cosy living space, and a private rear garden. Conveniently located near amenities and transportation, this property is ideal for first-time buyers or investors seeking a comfortable and practical living environment.





Floor 1



Floor 1

TOTAL: 66 m²
BELOW GRADE: 3 m², FLOOR 1: 63 m²
EXCLUDED AREAS: WALLS: 6 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn – EH52 5AG

01506 852000

info@knightbain.co.uk

www.knightbain.co.uk/

