



13 Woodville Court, Broxburn

Offers Over £185,000





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.

Brilliantly presented, this two-bedroom semi-detached house offers a delightful abode for comfortable living. Enter to find two spacious double bedrooms, bedroom one boasting convenient built-in storage solutions. The property is immaculately finished to a high standard, ensuring a move-in ready experience for its lucky new owners. Situated in a sought-after residential area, this home features a charming conservatory ideal for relaxing moments. Its proximity to local amenities and travel links only adds to the convenience of its location. A highlight of this property is the enclosed rear garden, providing a private outdoor space to enjoy. With good storage options throughout, including a driveway for added convenience, this residence truly offers a blend of practicality and style. The fully fitted high gloss kitchen/breakfasting area is sure to be the heart of the home, perfect for culinary enthusiasts and gatherings alike.

The rear garden offers endless possibilities for



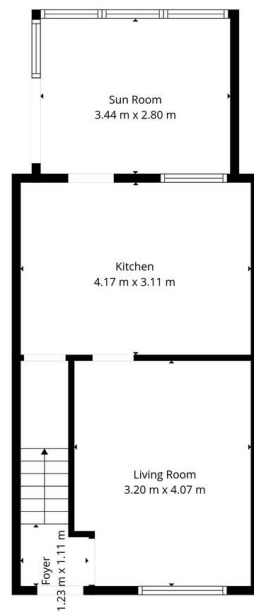
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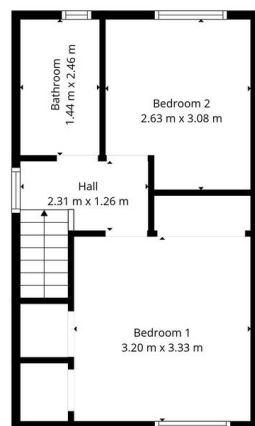
- Brilliantly Presented Two Bed Semi Detached House
- Two Double Bedrooms One With Built In Storage
- Finished To A High Standard And In Move In Condition
- Located Within A Popular Residential Area
- Conservatory
- Located Close To Local Amenities And Travel Links
- Enclosed Rear Garden
- Good Storage Options Throughout
- Driveway
- Fully Fitted High Gloss Kitchen/Breakfasting Area

Immaculately finished, 2-bed semi-detached house in sought-after area. Features high-spec kitchen, double bedrooms with storage, charming conservatory, and enclosed rear garden. Close to amenities and travel links, perfect for comfortable living.





Ground Floor



1st Floor

TOTAL: 70 m²
 GROUND FLOOR: 40 m², 1ST FLOOR: 30 m²
 EXCLUDED AREAS: WALLS: 9 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/

