



31a Henderson Crescent, Broxburn

Offers Over £175,000





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.

Welcome to this well-presented three-bedroom end terrace house, offering a fantastic opportunity for a spacious family home. Situated on a large corner plot, this property boasts two double bedrooms and a single, perfect for accommodating a growing family or hosting overnight guests. The spacious and bright lounge provides an inviting space for relaxation and entertainment.

This chain-free purchase presents a hassle-free transaction, allowing you to move in quickly and make this house your home. The property offers ample storage throughout, ensuring that every item has its place, keeping your living space organised and clutter-free.

Sitting on a large corner plot, this residence features a sizeable garden and gated driveway, providing privacy, security, and a perfect space for outdoor activities. The convenience of being close to all amenities ensures that daily tasks and errands are easily manageable.



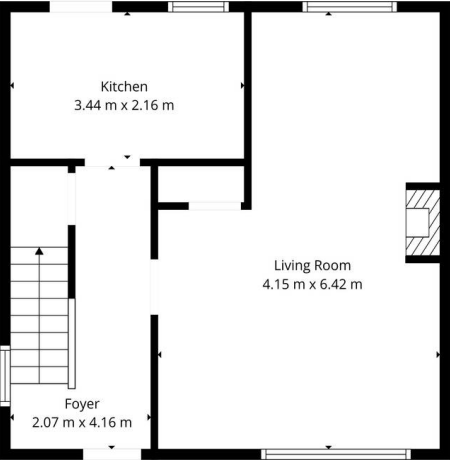
## 31a Henderson Crescent

Broxburn, Broxburn

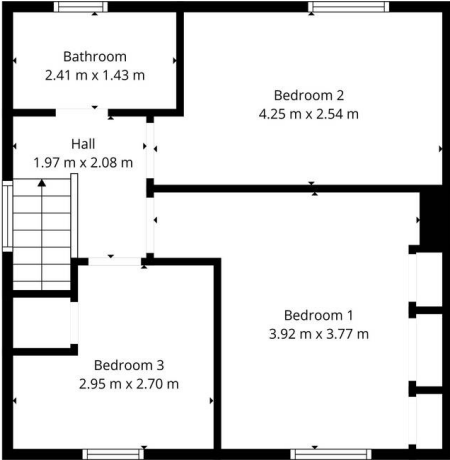
- Well Presented Three Bedroom End Terrace House
- Chain Free Purchase
- Two Double Bedrooms
- Spacious And Bright Lounge
- Ideal Family Home
- Sitting On A Large Corner Plot With Sizeable Garden And Driveway
- Close To All Amenities
- Ample Storage Throughout
- Council Tax Band B

Welcome to this spacious three-bedroom end terrace house on a corner plot. Chain-free, ample storage, large garden, gated driveway. Close to amenities, ideal for families. Contact for viewing!





Ground Floor



1st Floor

**TOTAL: 82 m2**  
GROUND FLOOR: 41 m2, 1ST FLOOR: 41 m2  
EXCLUDED AREAS: WALLS: 8 m2

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





## KnightBain Estate Agents

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