



34 Union Road, Broxburn

Offers Over £225,000





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.

Rarely available, this traditional three-bedroom terrace house exudes charm and character, making it a truly unique find. Step into the heart of the home, the modern high gloss kitchen/diner, where happy memories and delicious meals await. Bedroom one beckons with a large bay window offering natural light and built-in storage for your convenience. The spacious and welcoming lounge area features a cosy gas fire and a front-facing bay window, perfect for unwinding after a long day. This property is an ideal family home boasting a utility room for added functionality. Conveniently situated close to local travel links, this gem is nestled within a popular residential area, providing the perfect backdrop for your next chapter. Step outside and discover the fully enclosed rear garden, offering a private oasis where you can relax, entertain, and enjoy the fresh air.

Privately tucked away, the outdoor space of this property offers a retreat from the hustle and



34 Union Road

Broxburn, Broxburn

- Rarely Available Traditional Three Bedroom Terrace House
- Modern High Gloss Kitchen/Diner
- Front Facing Bedroom One With Large Bay Window With Built In Storage
- Spacious And Welcoming Lounge Area With Gas Fire And Front Facing Bay Window
- Ideal Family Home
- Utility Room
- Close To Local Travel Links
- Off Street Parking For Two Cars To The Rear
- Located Within A Popular Residential Area
- Fully Enclosed Rear Garden

Rarely available 3-bed terrace house with modern kitchen, welcoming lounge with gas fire, 3 double bedrooms, enclosed rear garden. Close to local amenities and transport links. Classic charm with modern convenience. Perfect family home. Schedule a viewing today!





TOTAL: 95 m2
 GROUND FLOOR: 47 m2, FIRST FLOOR: 48 m2
 EXCLUDED AREAS: UTILITY: 7 m2, FIREPLACE: 1 m2, WALLS: 10 m2

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





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