



49 Laing Gardens, Broxburn

Offers Over £255,000





This exceptional three-bedroom detached residence is presented to the market in immaculate, walk-in condition, offering a superb blend of style, comfort and functionality.

The beautifully appointed kitchen showcases refined cashmere cabinetry complemented by quality work surfaces, with a striking anthracite sink perfectly positioned beneath a window enjoying pleasant views over the private rear garden. Designed with both everyday living and entertaining in mind, the stylish dining room features French doors that seamlessly connect the interior with the garden beyond.

The elegant lounge is a standout space, enhanced by a charming box bay window which floods the room with desirable south-facing natural light. To the rear, contemporary white sliding doors provide a striking design feature, allowing the space to be effortlessly divided for intimate relaxation or opened to create a flowing entertaining area.

A thoughtfully designed ground-floor WC completes the level, finished to a high standard with a wall-hung wash-hand basin and WC, panelled walls to dado-rail height and tasteful, modern décor throughout.

Ascending the attractive turn staircase, a feature window at upper level floods the upper hallway with natural light, creating a bright and welcoming transition to the first-floor accommodation.

The fabulous principal bedroom is beautifully presented in soothing neutral tones, enhanced by stylish décor and benefiting from built-in wardrobe storage. Completing the suite is a recently upgraded en-suite shower room.



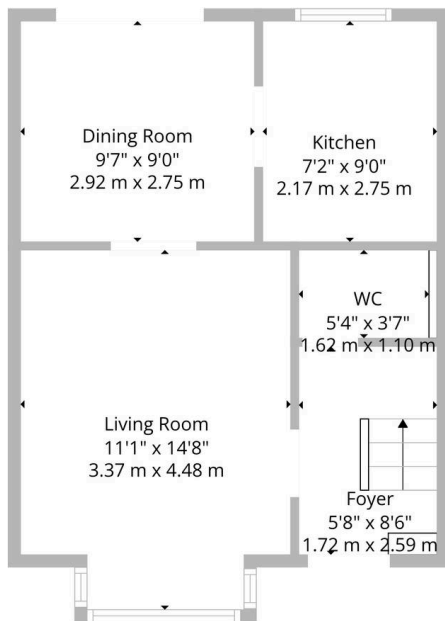
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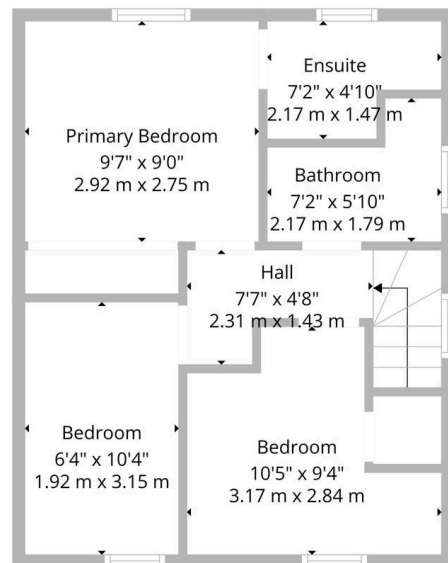
- Immaculately presented and upgraded Three Bedroom Detached Property with Single Garage & Driveway
- Contemporary modern Kitchen featuring stylish cashmere cabinetry accentuated with stylish Black glass induction hob and Extractor hood
- Elegantly presented Lounge with feature Box-Bay Window
- Sociable Dining Room with French Doors opening onto the rear garden - perfect for outdoor-indoor entertaining
- Stylish modern Lower Level Wc
- Principal Bedroom benefiting from a creatively designed en-suite
- Timeless Family Bathroom with three piece suite
- Two additional well proportioned Bedrooms
- Fully enclosed landscaped rear garden enjoying views to woodland area providing a high degree of privacy



Immaculately presented and upgraded Three Bedroom Detached property set within peaceful cul-de-sac location. Highlights include: Contemporary designed fitted Kitchen, Elegant Lounge with Box-bay window, lower level Wc. Primary Bedroom offers creatively designed En-suite. Early viewing is highly recommended.



1st Floor



2nd Floor

TOTAL: 758 sq. ft, 71 m²

1st floor: 386 sq. ft, 36 m², 2nd floor: 372 sq. ft, 35 m²
EXCLUDED AREAS: WALLS: 65 sq. ft, 6 m²





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