



48 Laing Gardens, Broxburn

Offers Over £210,000







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. Schooling, a swimming pool and a sports centre are also a short drive away. 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.

This exceptionally presented three bedroom semi detached house offers an outstanding opportunity for families and professionals alike, enjoying a prime location within a highly sought after residential area. The property welcomes you into a bright hallway featuring ample storage and a convenient downstairs W/C. The beautifully designed kitchen and dining area, complete with a central island and high quality fittings, serves as the heart of the home - ideal for both every-day living and entertaining guests. The spacious lounge flows seamlessly into the kitchen/diner.

Upstairs, three well proportioned bedrooms provide comfortable accommodation, complemented by a contemporary family bathroom finished to a high standard. Throughout the property, thoughtful storage solutions ensure every need is met, while the overall décor reflects a modern, stylish aesthetic. The property is perfectly situated for access to





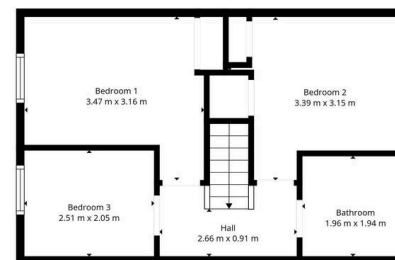
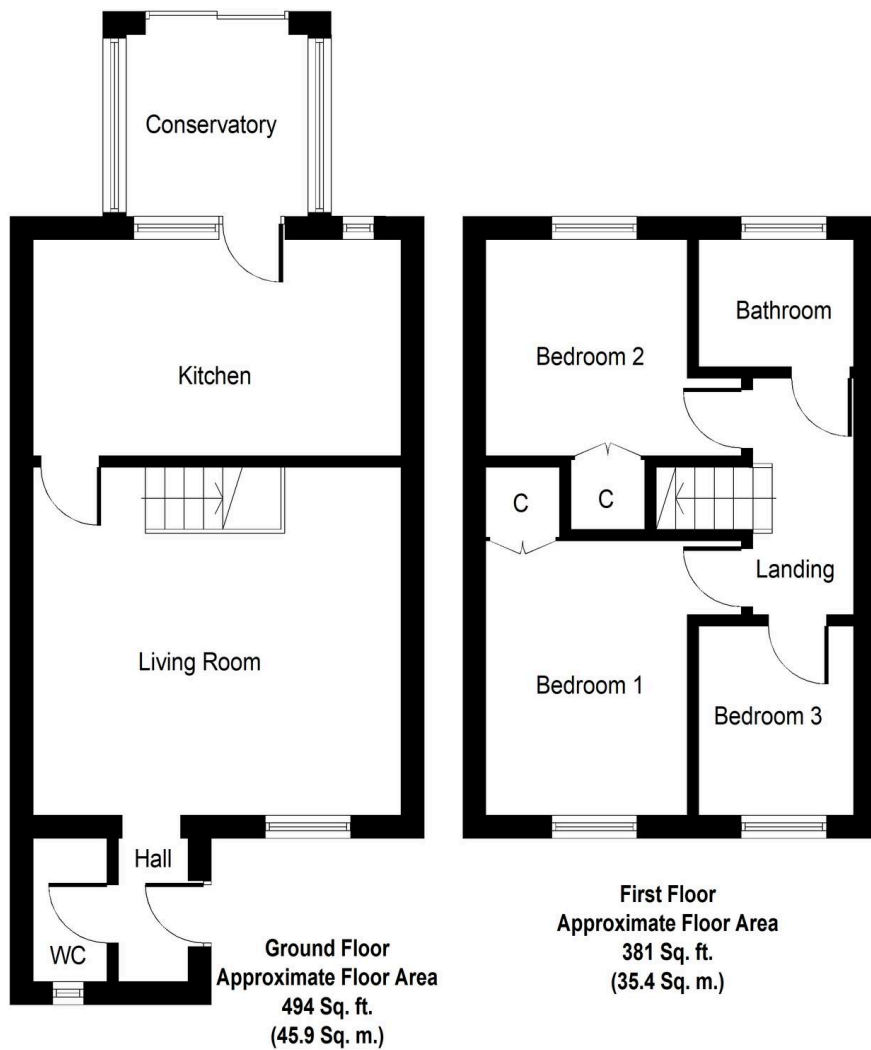
## 48 Laing Gardens

Broxburn, Broxburn

- Exceptionally Presented Three Bed Semi Detached House
- Located Within A Popular Residential Area
- Beautifully Designed Kitchen/Diner With Island
- Conservatory
- Fully Enclosed Rear Garden With Greenhouse
- Garage & Driveway With EV Charging Station
- Downstairs W/C
- Contemporary Bathroom
- Ample Storage Throughout
- Excellent Location For Schooling And Transport Links

Exceptionally presented 3 bed semi in sought-after area. Modern kitchen, spacious lounge, private garden, garage, driveway, close to schools, transport, and amenities. Ideal for families or professionals.





1st Floor



Ground Floor

**TOTAL: 77 m2**  
GROUND FLOOR: 43 m2, 1ST FLOOR: 34 m2  
EXCLUDED AREAS: WALLS: 10 m2

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

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V960 Ltd 2022 | [www.houseviz.com](http://www.houseviz.com)







## KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn – EH52 5AG

01506 852000

[info@knightbain.co.uk](mailto:info@knightbain.co.uk)

[www.knightbain.co.uk/](http://www.knightbain.co.uk/)

