



56 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.

This immaculately presented two bedroom semi detached house offers an exceptional opportunity for buyers seeking a stylish, move-in ready home within a popular residential area. Boasting all 1's on the Home Report and offered chain free, this property is ideal for those looking for a smooth and straightforward purchase. The accommodation comprises a welcoming entrance hallway, a bright and spacious lounge, and a striking high gloss kitchen fitted with integrated appliances and ample worktop space. Both bedrooms are generous doubles, each with excellent storage solutions, and the contemporary family bathroom is finished to a high standard. Further storage options are available throughout the property, ensuring a clutter-free and organised living environment. The home is conveniently located close to highly regarded schools and public transport links, making it a perfect choice for families, professionals, or those looking to downsize without compromising on quality or convenience.





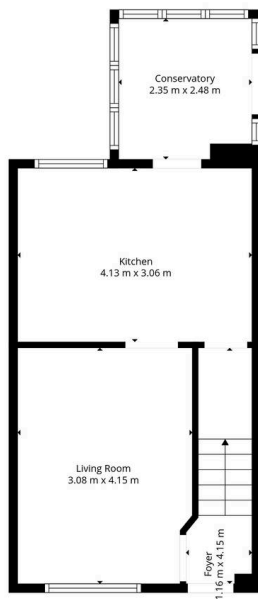
## 56 Woodville Court

Broxburn, Broxburn

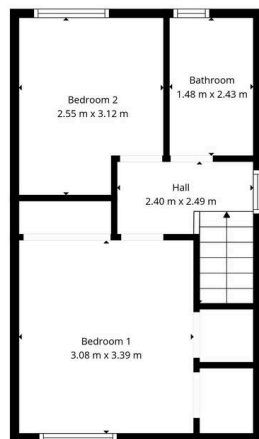
- Immaculately Presented Two Bedroom Semi Detached House
- All 1's On The Home Report
- Chain Free Purchase
- Two Double Bedrooms
- Eye Catching High Gloss Kitchen
- Good Storage Options Throughout
- Fully Enclosed, Landscaped Rear Garden And Mono Block Driveway
- Within A Popular Residential Area
- Close To Schooling And Public Transport Links

Immaculate 2 bed semi in a popular area with stylish interiors, high spec kitchen, landscaped garden, driveway, and great storage. Chain free and close to schools and transport.





Ground Floor



1st Floor

**TOTAL: 66 m<sup>2</sup>**  
GROUND FLOOR: 36 m<sup>2</sup>, 1ST FLOOR: 30 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 9 m<sup>2</sup>

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







## KnightBain Estate Agents

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