



FOR SALE
01908 852000

14 Nicol Road, Broxburn

Offers Over £145,000

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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 well presented two bedroom end terrace house offers an excellent opportunity for buyers seeking a comfortable and conveniently located home, available with no onward chain for a straightforward purchase. Stepping inside, you are greeted by a well appointed living area that provides a welcoming space for relaxation and entertaining, with tasteful décor and ample natural light enhancing the sense of space.

The kitchen is thoughtfully laid out, offering generous worktop and storage options, and leads directly into a bright conservatory, ideal for use as a dining area or additional sitting room. Upstairs, the property features two bedrooms, including a spacious double bedroom with built in wardrobes, providing excellent storage and helping to maintain a clutter free environment.

The second bedroom offers flexibility, making it suitable for use as a guest room, home office or nursery, depending on your needs. A modern family bathroom serves both bedrooms,



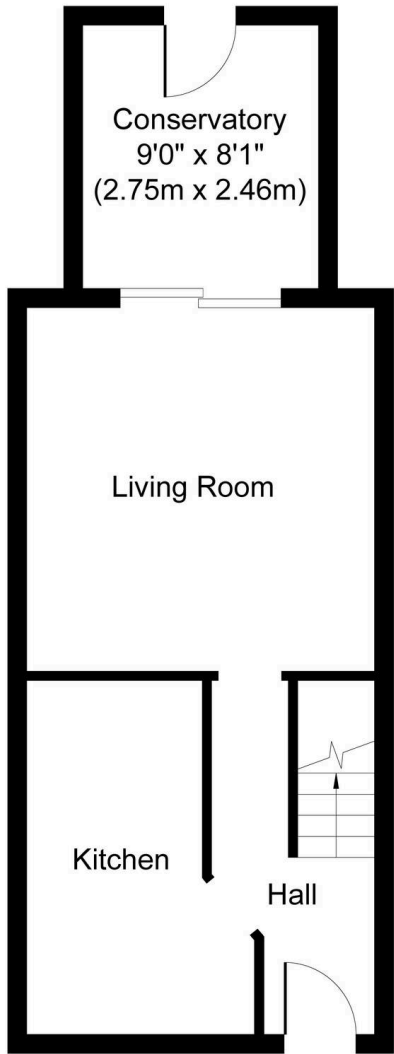
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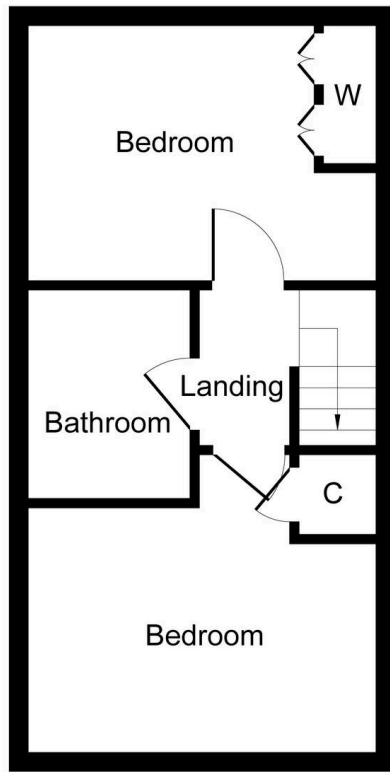
- Two Bedroom End Terrace House
- One Double Bedroom With Built In Wardrobes
- Chain Free Purchase
- Conservatory
- Good Storage Options
- Well Appointed Living Area
- Off Street Parking
- Fully Enclosed Rear Garden

Well presented two bedroom end terrace with conservatory, modern bathroom, off street parking, enclosed garden, and no onward chain. Close to amenities, schools, and transport links.





Ground Floor
Approximate Floor Area
375 sq. ft
(34.80 sq. m)



First Floor
Approximate Floor Area
297 sq. ft
(27.55 sq. m)





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