



102 Curran Crescent, Broxburn

Offers Over £159,000

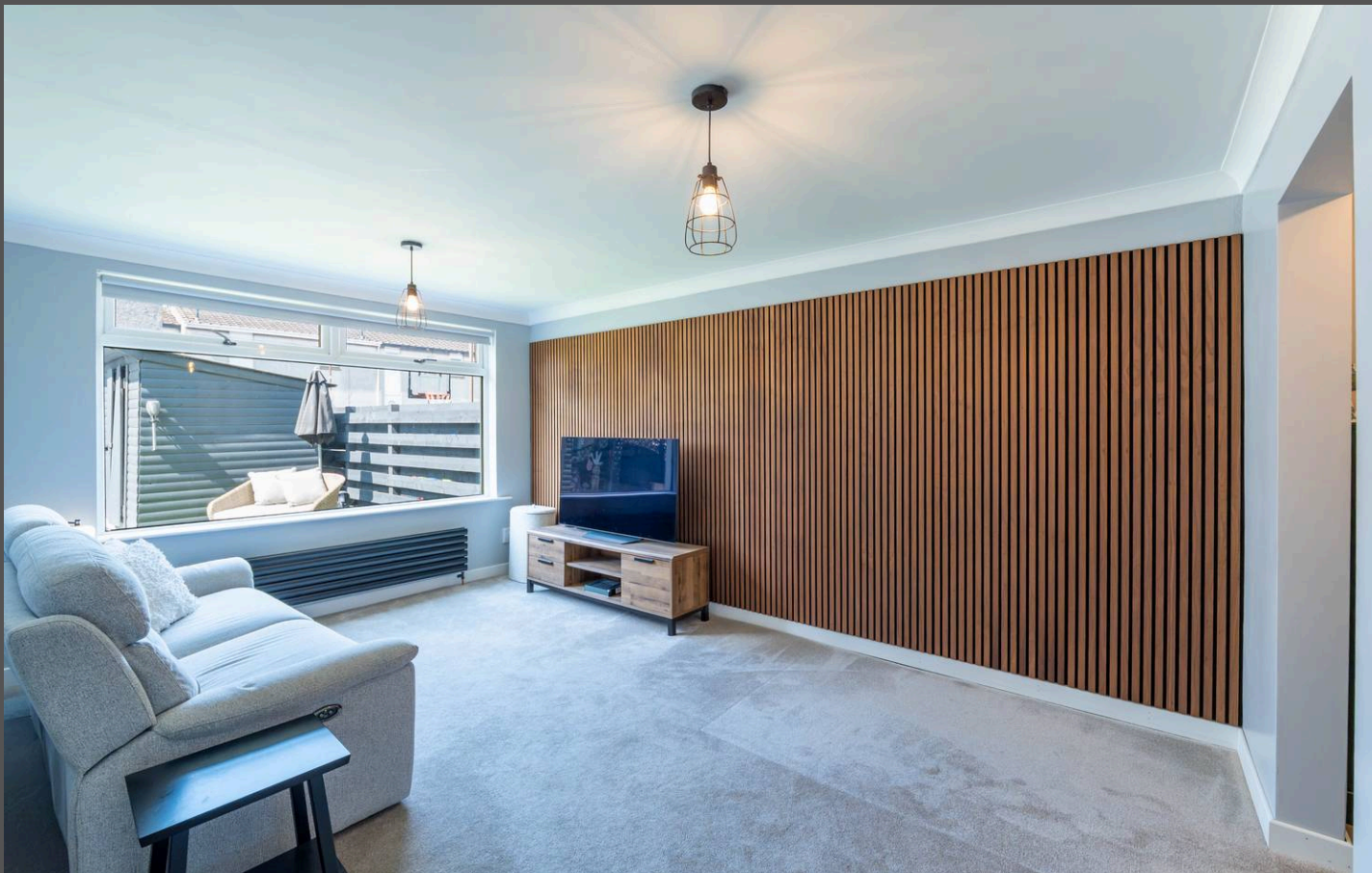




The town of Broxburn is well placed for commuting with easy access to the M8/M9 motorway network for travel throughout the central belt and beyond. Local buses link up the surrounding towns and villages whilst the railway station in nearby Uphall Station provides a regular service to both Edinburgh and 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 mid terraced house offers a fantastic opportunity for first time buyers or those seeking a move in ready home in a highly desirable cul-de-sac location. Upon entering the property you are greeted by a welcoming entrance hallway with a feature alcove perfect for storing shoes.

Leading into the bright and spacious lounge thoughtfully decorated to create a comfortable and inviting atmosphere. Striking acoustic panelling provides a focal point to the space. There is plenty space for relaxing with family and friends as well as hosting. An understairs cupboard offers generous storage and is currently used a gaming area which would could double up as a home office space. The contemporary kitchen features a range of sleek gloss wall and base units, integrated appliances including oven, hob, dishwasher and washing machine with ample worktop space making it perfectly suited for both every day cooking and social gatherings.



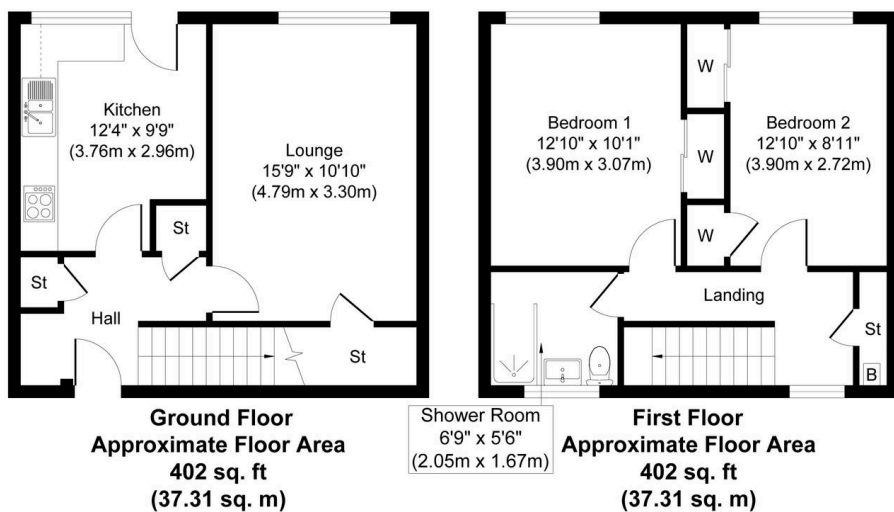
102 Curran Crescent

Broxburn

- Immaculately Presented Two Bedroom Mid Terrace Property
- Modern Kitchen And Shower Room
- Landscaped Front And Rear Gardens
- Sought After Cul-De-Sac Location
- Communal Parking
- Walking Distance To Town Centre, Schooling And Green Spaces
- Ideal For First Time Buyer's

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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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

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