



14 Queens Road, Broxburn

Offers Over £195,000





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 three bedroom semi detached house offers an excellent opportunity for families and first time buyers alike. Situated in a sought after residential area, the property is thoughtfully designed to maximise both comfort and practicality.

The bright and welcoming living area features patio doors that open directly onto the rear garden, allowing natural light to flood the space and creating a seamless connection between indoors and outdoors. The kitchen is well equipped with ample storage and workspace. Upstairs, three well appointed bedrooms provide comfortable accommodation, with generous storage options throughout the home. Additional benefits include gas central heating and a single garage, providing secure parking or valuable extra storage. The property also benefits from a fully floored attic space.

To the front, a fully enclosed garden offers both privacy and security . Well maintained lawns and

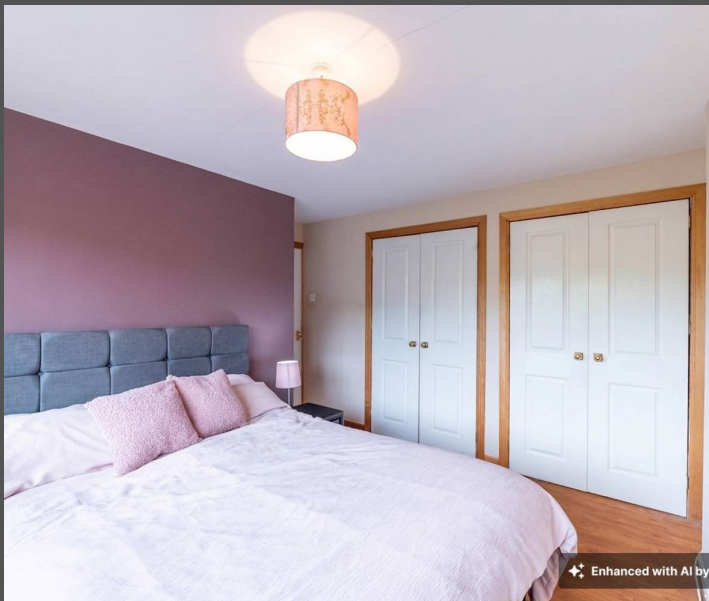


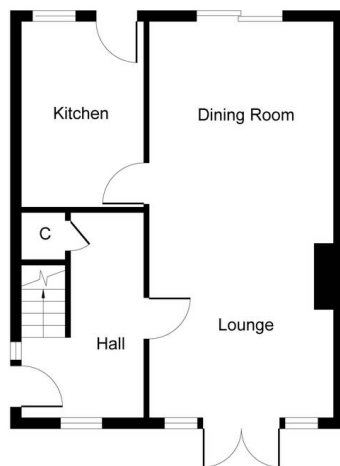
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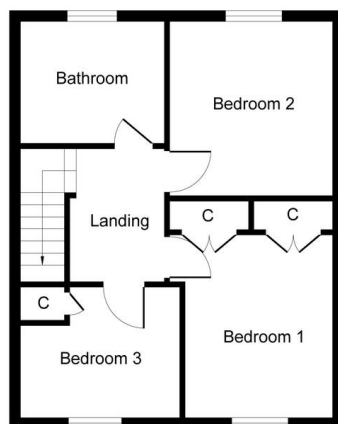
- Three Bedroom Semi Detached House
- Bright And Welcoming Living Area With Patio Doors
- Three Well Appointed Bedrooms
- Located Within A Popular Residential Area
- Excellent Family Home
- Fully Enclosed Front And Rear Gardens
- Fully Floored Attic Space
- Good Storage Throughout
- Garage

Three bedroom semi detached house with garage, enclosed gardens, bright living area, and well equipped kitchen. Sought after area close to schools, amenities, and transport links. Ideal for families.





Ground Floor
Approximate Floor Area
442 sq. ft
(41.15 sq. m)



First Floor
Approximate Floor Area
442 sq. ft
(41.15 sq. m)

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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