

4 Greendykes Road, Broxburn, EH52 5AG

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57 Poynters Road, Broxburn, West Lothian EH52 5ED

Offers Over £295,000

Knight Bain are delighted to offer to the market this stunning family home which lies within the newest, completed modern development on the eastern fringes of the West Lothian town of Broxburn. Situated on a corner plot with a south facing garden and open outlook to the rear this attractive home will appeal to professionals and families alike. Presented in true move in condition, early viewing is highly recommended.

Accommodation comprises -

Entrance Hall leads to the well portioned Lounge with front facing window, the Dining Kitchen includes integrated appliances, space for dining and patio doors leading to the Rear Garden. A useful Utility Room and WC completes the ground floor accommodation.

First Floor -

The Upper Hallway as a useful storage cupboard, Master Bedroom benefits from fitted wardrobes and an En- Suite Shower Room, three further Bedrooms (two with fitted wardrobes) and Family Bathroom.

Outside the property is complemented by a fully enclosed south facing Rear Garden and Driveway leading to a single integral Garage.

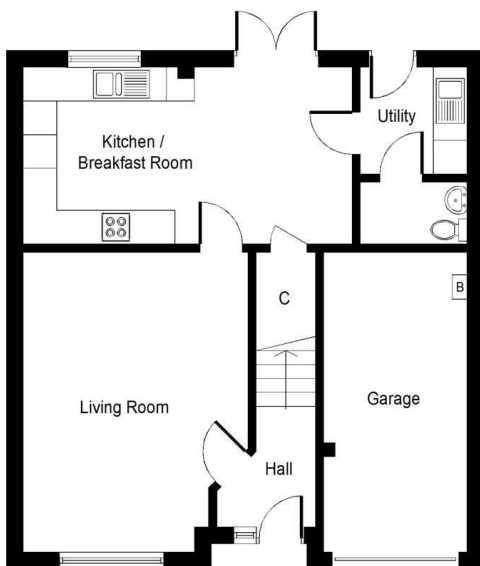
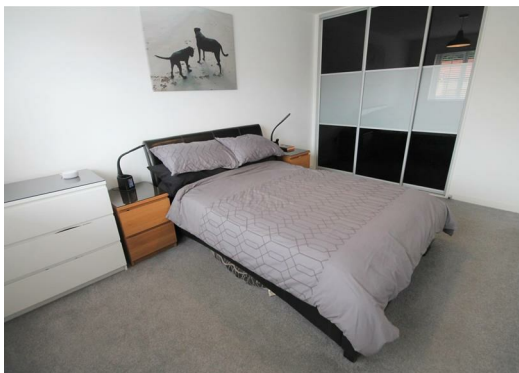


Location

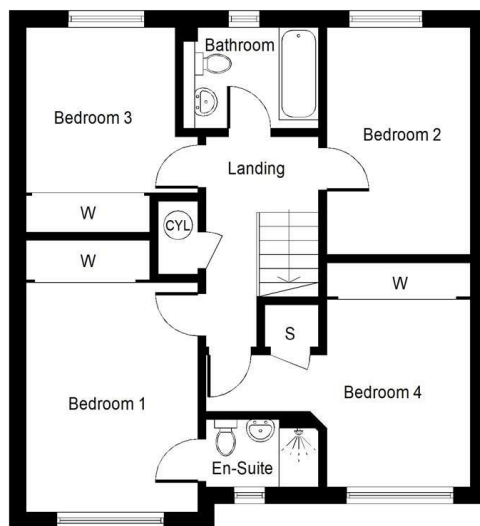
Broxburn is well placed for commuting with easy access to the M8/M9 motorway network for travel throughout the central belt and beyond. Local buses link up the surrounding towns and villages whilst the railway station in nearby Uphall Station provides a regular service to both Edinburgh and Glasgow. Edinburgh Airport is within easy reach. A Lidl Supermarket is within walking distance of the property as are other local amenities including schools, swimming pool and sports centre. 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.

Viewing

Viewing by appointment contact Knight Bain Estate Agents
Tel: 01506 852000
Email: info@knightbain.co.uk



Ground Floor
Approximate Floor Area
(Including Garage)
690 Sq. ft.
(64.1 Sq. m.)



First Floor
Approximate Floor Area
678 Sq. ft.
(63.0 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. 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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These particulars, whilst carefully prepared, are not warranted.

Prospective purchasers should make their own enquiries to confirm the details of this property.

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