



51-53 Goschen Place, Broxburn, West Lothian EH52 5JH
Offers Over £235,000

KnightBain
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***ACCOMPANIED VIEWINGS AND VIRTUAL TOUR AVAILABLE ***

Knight Bain Estate Agents are delighted to present to the market this rarely available traditional semi detached cottage located near the centre of Broxburn with local amenities and transport links all within walking distance. This beautifully presented home, with generous accommodation, offers excellent flexibility of use and provides a stylish setting for both entertaining and family life.

Accommodation Comprises -

GROUND FLOOR - Vestibule, Hallway, Lounge, Kitchen , Dining Room (Bedroom Four), Master Bedroom, Utility Room.

First Floor - Two further double Bedrooms and WC.

Early viewing is highly recommended.

Property Description

A spacious Lounge with south facing aspect.

Modern fitted Kitchen.

Well proportioned ground floor Master Bedroom.

Ground floor modern Family Bathroom with stylish three piece suite.

A further Bedroom located on the ground floor is currently used as a Dining Room but equally may be utilised as an Office, ideal for those working from home.

Two further light and airy double Bedrooms upstairs and a WC with two piece suite.

Externally there is a driveway for several cars, large south facing rear garden, mostly laid to lawn and substantial out building.

Lounge

15'5 x 12'11 (4.70m x 3.94m)

Kitchen

11'4 x 9' (3.45m x 2.74m)

Utility Room

14'10 x 6'9 (4.52m x 2.06m)

Bedroom One

12'7 x 9'5 (3.84m x 2.87m)

Bedroom Two/ Dining Room

11'4 x 10'3 (3.45m x 3.12m)

Bathroom

7'9 x 5'10 (2.36m x 1.78m)

Bedroom Three

14'1 x 13'9 (4.29m x 4.19m)

Bedroom Four

14'1 x 12'1 (4.29m x 3.68m)

WC

5'1 x 4'7 (1.55m x 1.40m)

Garage

19'11 x 9'10 (6.07m x 3.00m)

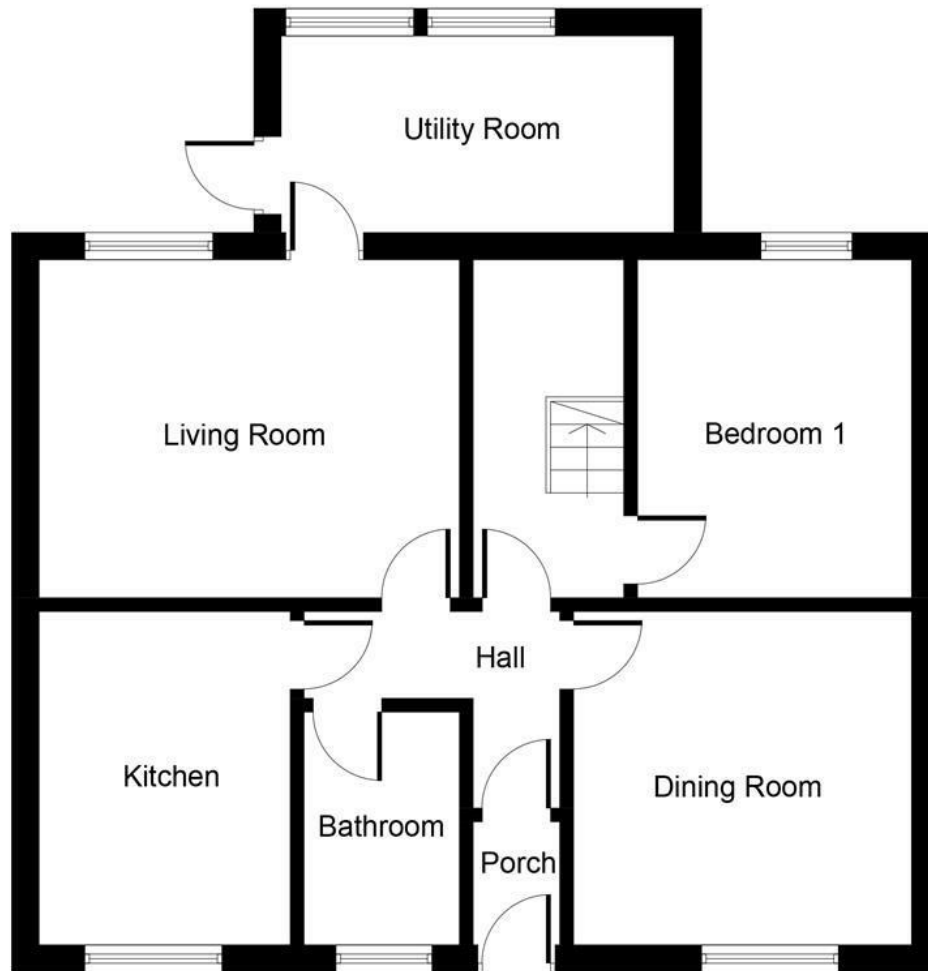
Out Building

22'9 x 9'6 (6.93m x 2.90m)

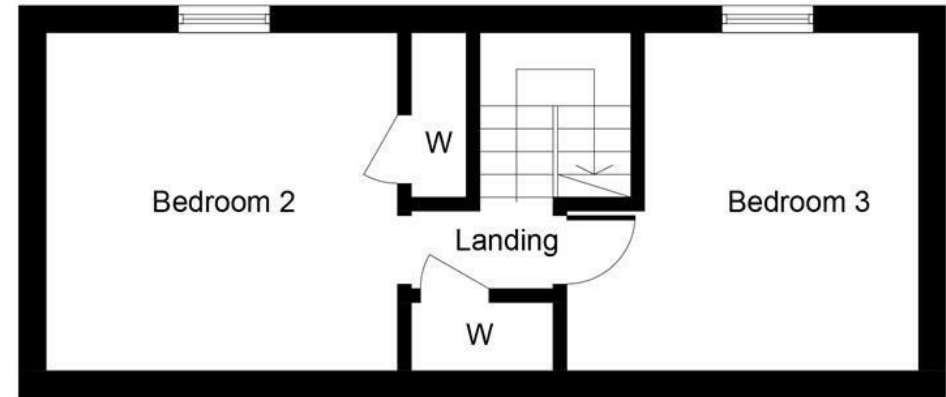
Location

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. Schooling, a swimming pool and a sports centre are also a short drive away. 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 .





Ground Floor
Approximate Floor Area
872 Sq. ft.
(81.05 Sq. m.)



First Floor
Approximate Floor Area
381 Sq. ft.
(35.37 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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