



**11 Liggat Place, Broxburn, West Lothian EH52 5EU**  
**Offers Over £144,000**

**KnightBain**  
estate agents



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\*\*\* ACCOMPANIED VIEWINGS AND VIRTUAL TOUR AVAILABLE  
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Knight Bain are delighted to offer to the market this well presented THREE BEDROOM home set within walking distance of the town centre and local amenities. With open parkland on the doorstep, an abundance of storage, on street parking and a fully enclosed front and rear garden this property is sure to prove popular and early viewing is advisable.

Accommodation Comprises -

Entrance Hall, Lounge/Dining Room, Kitchen, Three Bedrooms and Shower Room.

#### Entrance

Entered via a UPVC door, the Hallway provides two storage cupboards and access to the Lounge, Kitchen and stairs to upper level. Laminate flooring.

#### Lounge/Dining Room

21' x 13'11" (6.40m x 4.24m)

This room enjoys a dual aspect and as a result is flooded with natural light. The L-shaped configuration of this space allows for various furniture positions and space for a dining table. Cupboard. Carpeted flooring.

#### Kitchen

11'2 x 7'10" (3.40m x 2.39m)

Good range of base and wall mounted units, with space for washing machine, tumble drier and fridge freezer. Rear facing window with blind. UPVC door to Rear Garden. Storage cupboard. Combi boiler. Laminate flooring.

#### Upper Landing

Carpeted stairs and landing. Access hatch to attic space.

#### Bedroom One

14'2 x 11'11" (4.32m x 3.63m)

Front facing window with roman blind. Carpeted flooring.

#### Bedroom Two

14'2 x 8'5" (4.32m x 2.57m)

Rear facing window with roman blind. Cupboards. Carpeted flooring.

#### Bedroom Three

10' x 8'8" (3.05m x 2.64m)

Front facing window. Cupboard. Carpeted flooring.

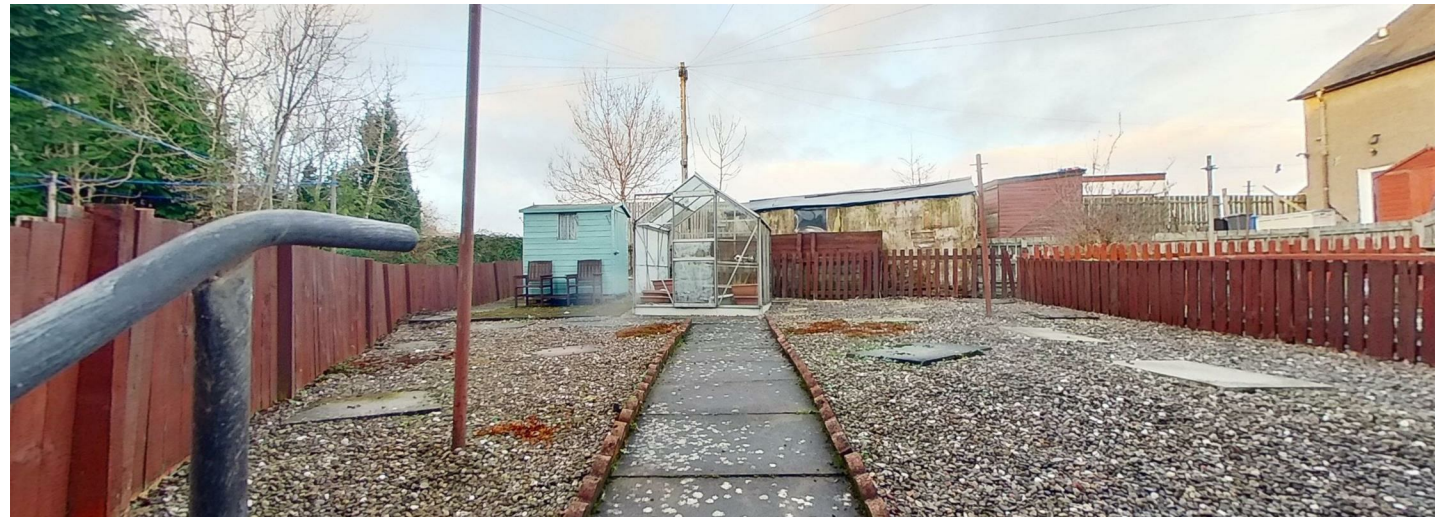
#### Shower Room

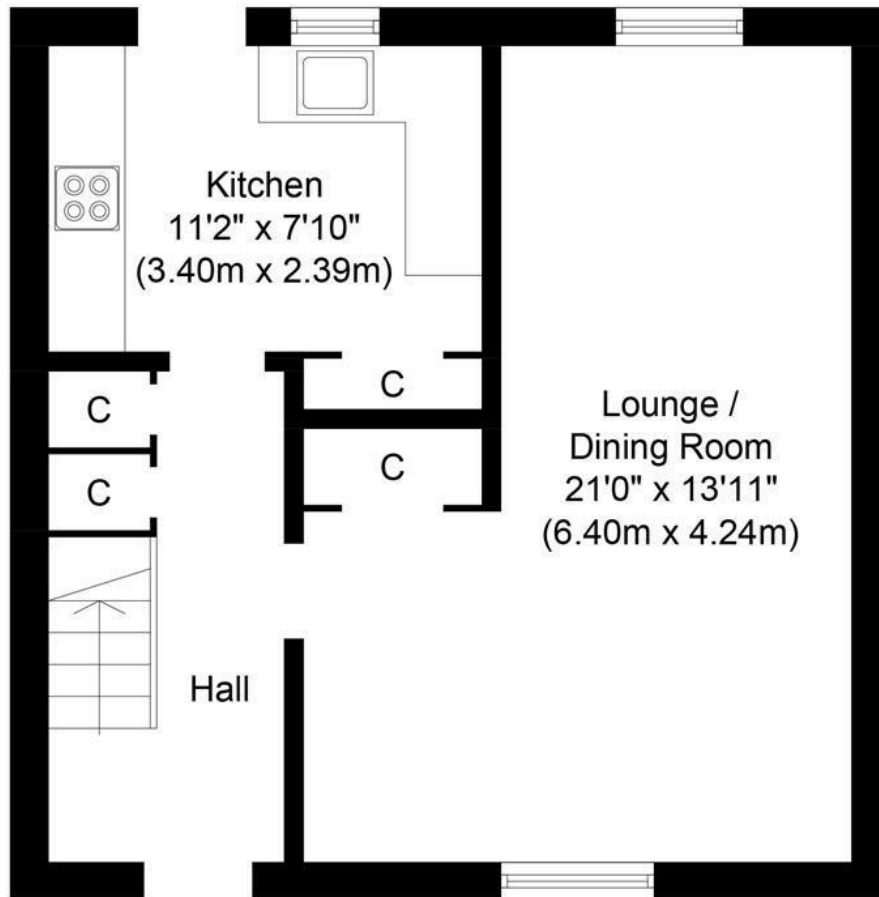
4'5" x 7'10" (1.36 x 2.41)

Modern three piece suite. Rear facing window with roller blind. Wet wall covers all walls and there is an anti condensation ceiling with spotlights.

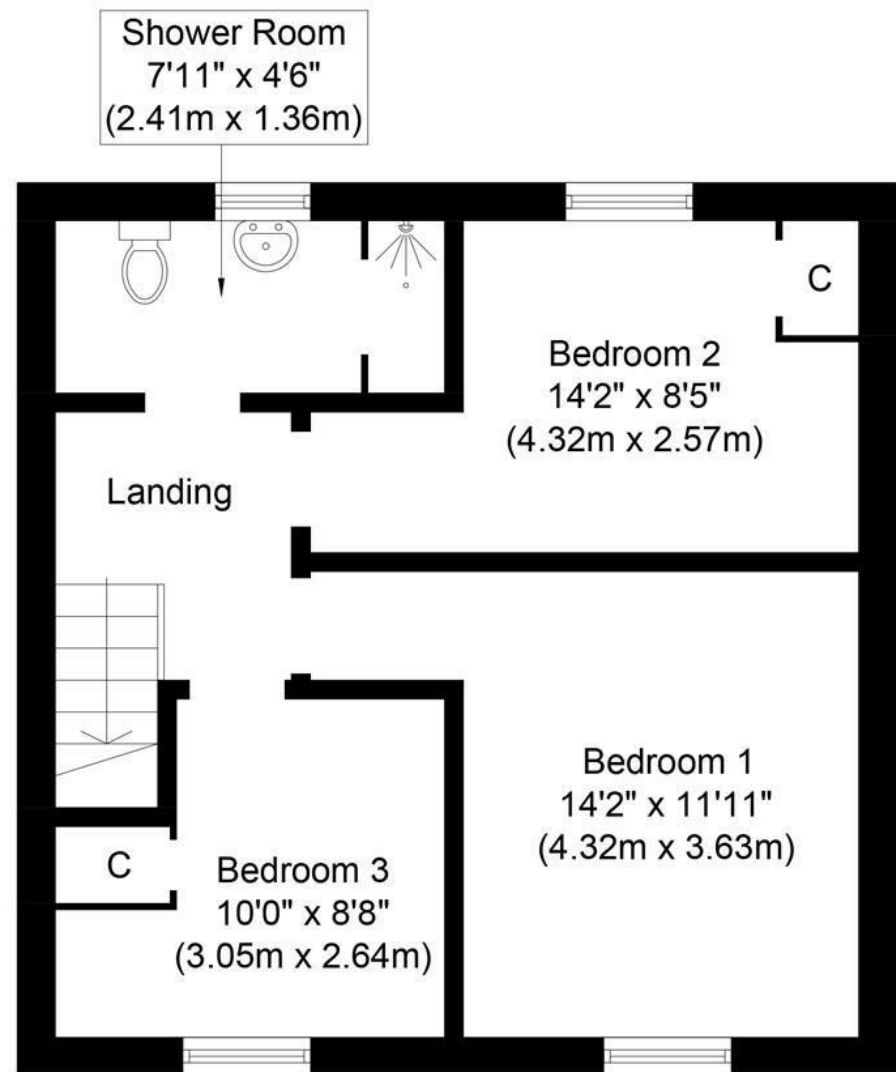
#### Location

Liggat Place is tucked a few streets behind the Main Street, perfect for easy access to shops, sports centre, green open spaces etc. 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. Within walking distance of the property are local amenities including shops, schools, a 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 .





**Ground Floor**  
**Approximate Floor Area**  
**434 Sq. ft.**  
**(40.3 Sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**434 Sq. ft.**  
**(40.3 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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