

26 Newhouses Road Broxburn, EH52 5NZ

OFFERS OVER £370,000



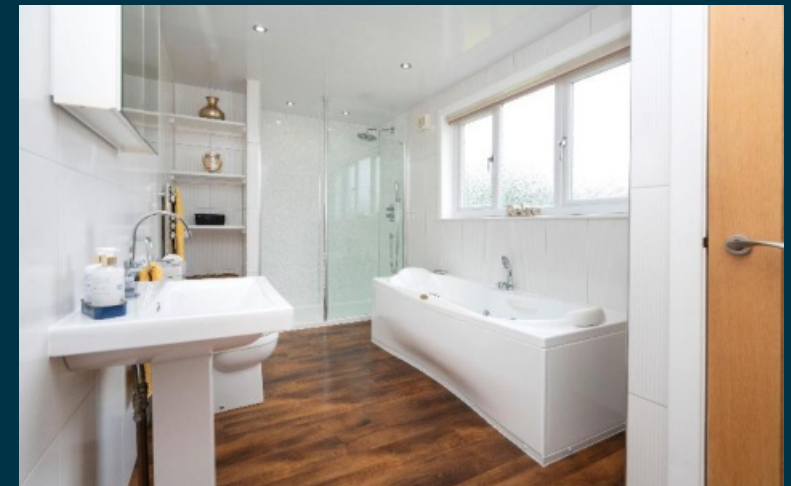
drummondmiller



- Attractive 3 bed detached bungalow
- Open plan living room/kitchen with breakfast bar
- Large master bedroom and 2 further double bedrooms
- Conservatory/dining room
- Gas central heating and double glazing
- Large landscaped garden with drive and garage
- Popular commuter base
- Stunning views
- EPC C

Description

Rarely available, this bright, detached 3-bedroom bungalow is set within immaculately maintained gardens on a quiet street, making it a perfect family home. The property is beautifully presented throughout and offers a move-in ready home, meticulously maintained by the current owners. It features a large, welcoming hall, an open-plan living room/kitchen with a breakfast bar and wood-burning stove, a conservatory (currently used as a dining room), a spacious master bedroom, two additional double bedrooms, bathroom with both a Jacuzzi bath and a walk-in shower and a separate WC. The property also benefits from ample storage space throughout.





Central Heating and Double Glazing

Gas central heating is complemented by uPVC double glazing.

Gardens

Beautifully landscaped gardens and patio make it perfect for outdoor entertaining, while also offering the convenience of a private driveway and garage.

Location

The popular West Lothian town of Broxburn lies north of the M8 and has evolved into a popular commuter base (Edinburgh/Glasgow) with excellent bus services. It is close to Uphall rail station and offers easy access to Livingston (5 miles) with superb retail options.

Extras

The floor coverings, blinds, wood burning stove, washing machine, cooker, dishwasher, freezer, fridge, light fittings, curtains, 2 x wooden garden huts and a wood store are included in the sale.

Valuation

The Property has been valued at £375,000 and Home Report is available via the ESPC web site.

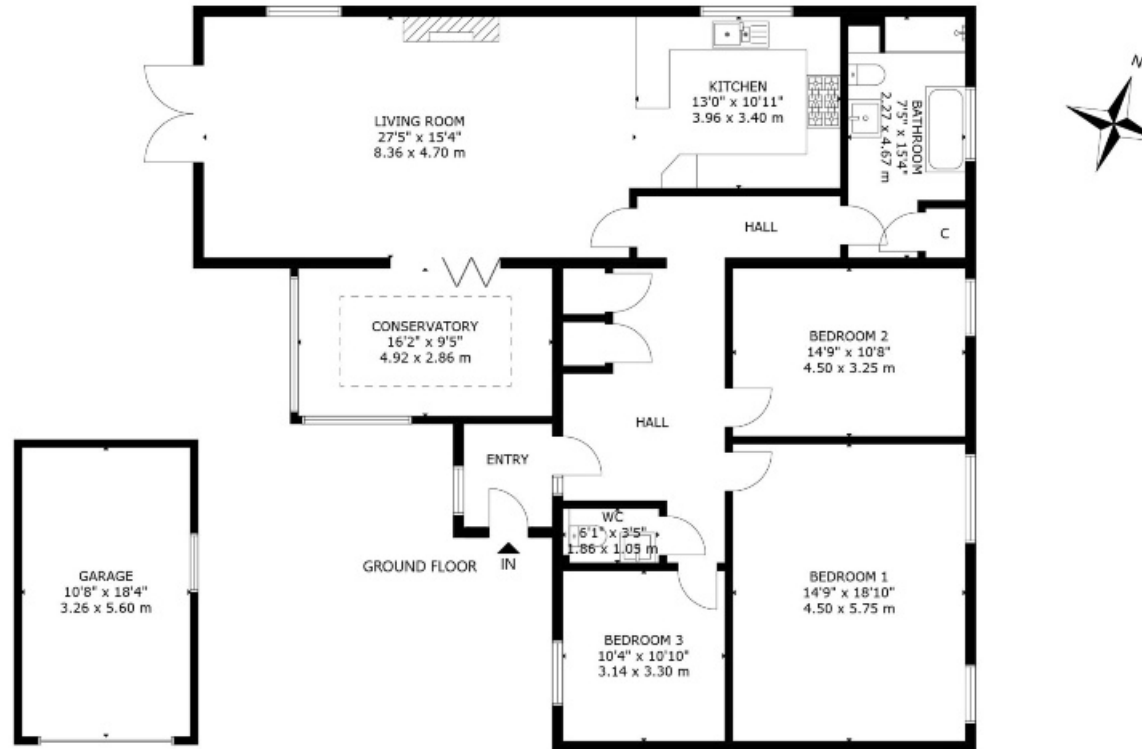
Council Tax and EPC

The Council Tax Band is E and it has an C rated Energy performance Certificate.

Viewing

Viewing by appointment telephone on 0131 229 3399 (or 0759 58 20611 out with office hours).





26 NEWHOUSES ROAD, BROXBURN, EH52 5NZ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,738 SQ FT / 161 SQ M
 GARAGE 197 SQ FT / 18 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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