



70 Laing Gardens

Broxburn, West Lothian, EH52 6XT



Property Summary

Nestled at the end of a quiet cul-de-sac, this three-bedroom detached house has a desirable location on the picturesque outskirts of Broxburn. It is positioned near a community woodland and remains within easy reach of amenities, schools, and transport links. The home also benefits from bright and airy accommodation, featuring two reception rooms and three washrooms. It has private parking and an enclosed, southwest-facing rear garden laid with a lawn and decked area. Whilst the home requires cosmetic modernisation, it remains an excellent prospect that will have broad appeal amongst families, first-time buyers, and commuting professionals alike.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and gas hob, an undercounter fridge, and a freezer to be included in the sale.

Property Features

- A spacious detached house in Broxburn
- Part of a popular modern development
- Entrance hall with a convenient WC
- Living room with a box bay window
- Dining room with patio doors to garden deck
- Openly accessed fitted kitchen
- Principal suite with built-in wardrobes
- Two further bedrooms (one with storage)
- Three-piece en-suite shower room
- Three-piece family bathroom
- Well-maintained front and rear gardens
- Private driveway and detached garage
- Gas central heating and double glazing
- EPC Rating - C





Principal suite with built-in
wardrobes and
two further bedrooms
(one with storage)





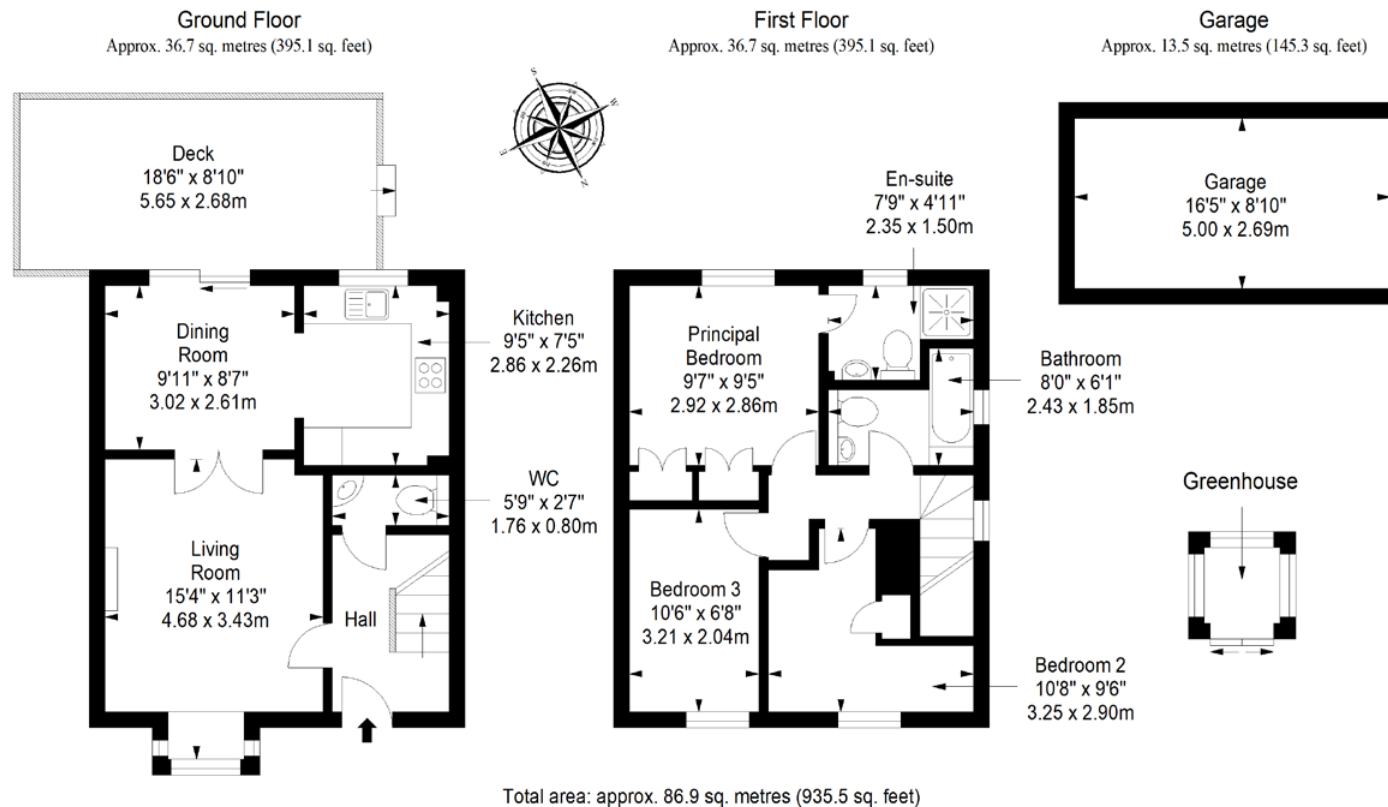


Three-piece en-suite shower
room, a three-piece family
bathroom and well-maintained
front and rear gardens





Floorplan



All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106