



# 55 Parklands

Broxburn, West Lothian, EH52 5RD





## Property Summary

Set in popular Broxburn, this spacious detached house represents an ideal family home. It includes three bedrooms, two interconnected reception rooms, a kitchen with a southwest-facing aspect, and a family bathroom. Externally, the property benefits from wrap-around gardens with planting, a drying area, a shed and lawns, as well as private garage and driveway parking. The home is conveniently located within walking distance of excellent schools, parks, a variety of shops and bus/road links. Additionally, the property is set within driving distance of Edinburgh and Glasgow.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

## Property Features

- Detached house in Broxburn
- Part of an established residential area
- Entrance hall with internal store
- Spacious living room, open to
- West-facing dining room
- Well-appointed kitchen
- Main bedroom with a wardrobe
- Two more bedrooms (one with a sunny aspect)
- Family bathroom
- Private wrap-around gardens
- Private garage and driveway parking
- Gas central heating
- Double-glazed windows
- EPC Rating - E

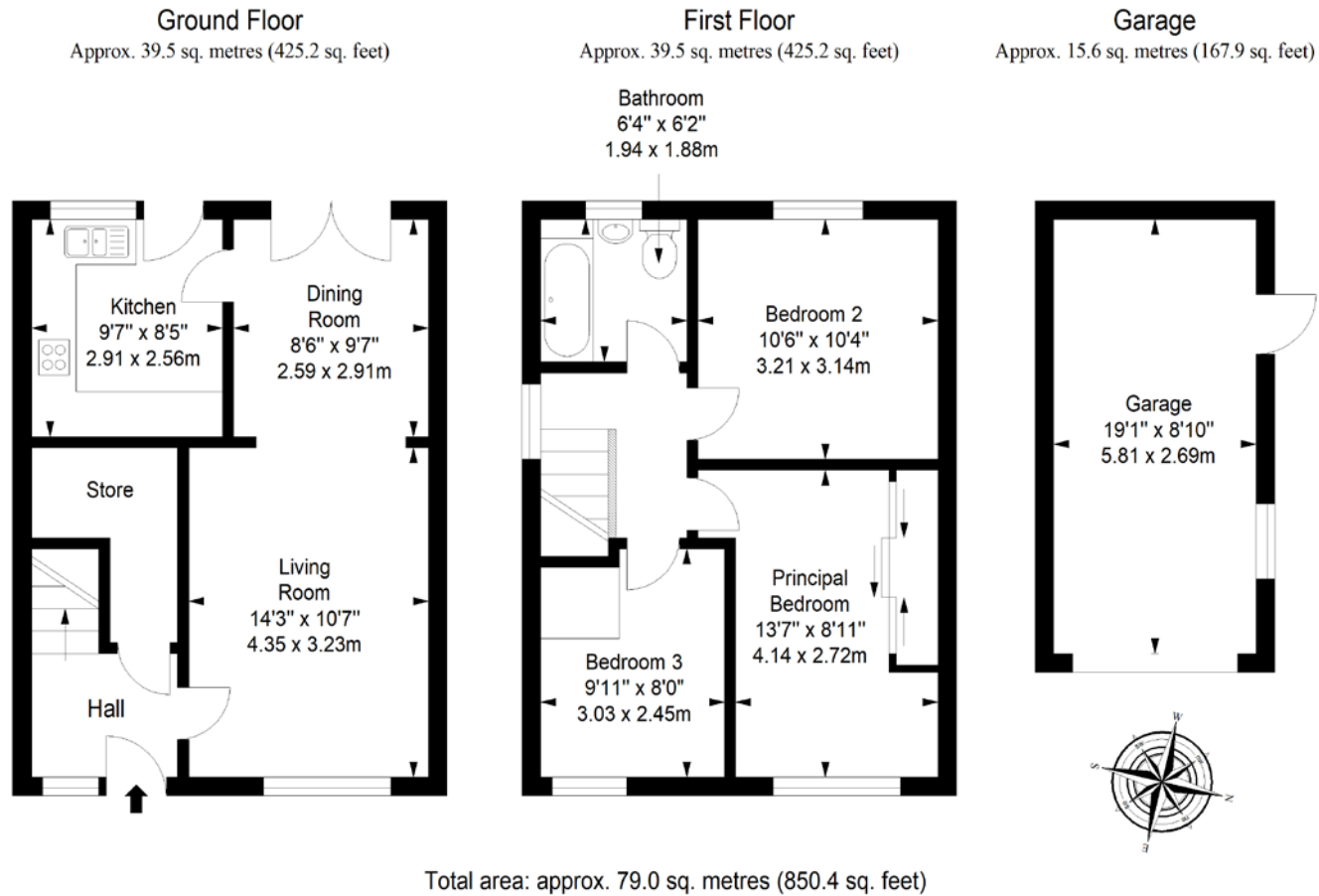








# Floorplan



## 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