



**23 Kirkhill Terrace**  
**Broxburn EH52 6JG**  
**Offers Over £144,000**

**Caesar & Howie**  
*Solicitors & Estate Agents*



## 23 Kirkhill Terrace

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Early viewing of this fully modernised and immaculate lower villa flat is highly advisable to avoid disappointment. It will make a superb first buy or ideal retirement property perhaps, has been modernised to a high standard and is a real credit to its former owner. It has a high spec fitted kitchen, with large range of units and integrated appliances, modern walk-in shower room and excellent bedroom storage with built-in wardrobes. Recently landscaped gardens, composite decking, new fences etc//low maintenance. Located in a sought after area and well placed for amenities, public transport, local shops etc.

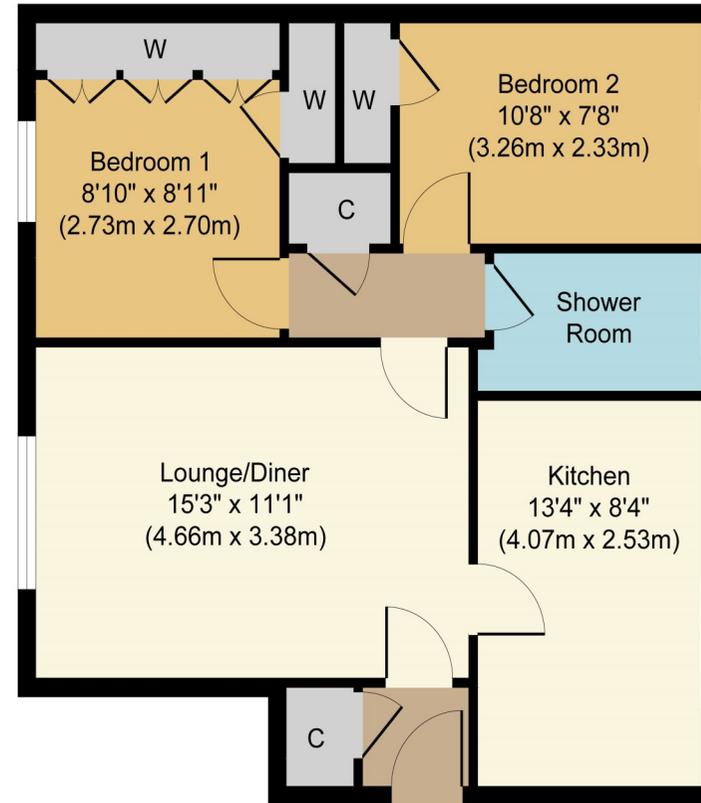
- **Entrance**
- **Lounge**
- **Luxury fitted kitchen (integral appliances)**
- **Modern shower/wet room**
- **Two bedrooms (built-in/fitted wardrobes)**
- **Attractive landscaped gardens**
- **Lock up garage**
- **Substantial basement/sub floor**
- **GCH & DG**
- **On street parking bays**
- **Council Tax Band B**

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [mam@caesar-howie.co.uk](mailto:mam@caesar-howie.co.uk)



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