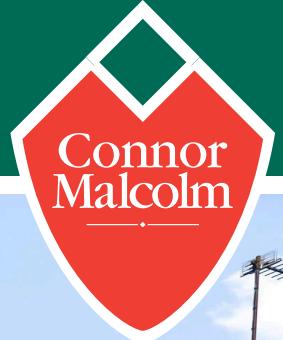


11 Nicol Road, Broxburn, EH52 6JJ



Description

Particularly appealing terrace house located in a popular residential area, conveniently placed for woodland walk and a good range of local amenities. Offering comfortable and tastefully presented interior, ideal for a professional couple or family, and comes with the added attraction of a fully enclosed rear garden providing a degree of privacy and seclusion.

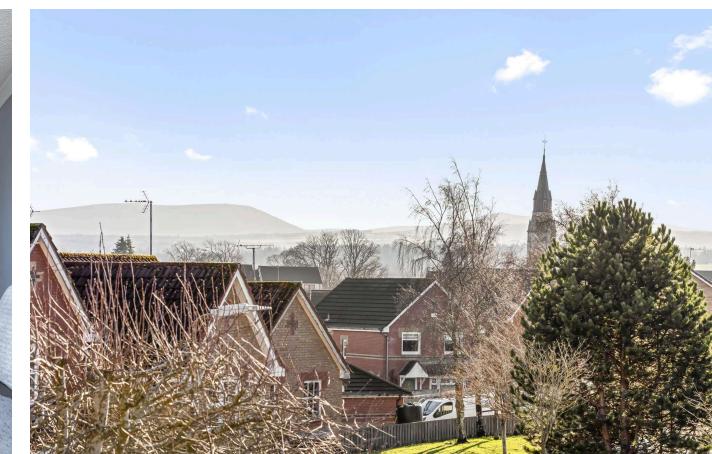
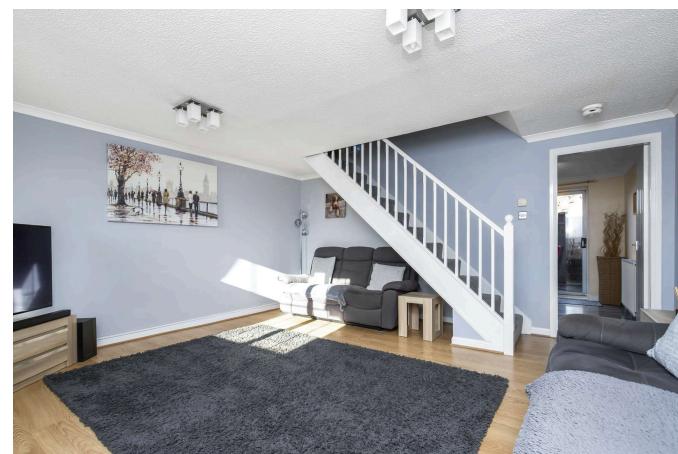
Features

- Elevated terraced house in cul-de-sac setting
- Established residential development with easy access to local amenities
- Dining kitchen with patio door to rear garden
- Downstairs WC
- Gas central heating and double glazing
- Floored attic
- Ample storage throughout
- Fully enclosed rear garden
- Close to woodland walks
- Allocated parking space

Extras

The integrated oven, hob, fridge/freezer and garden shed are included in the sale.

EPC Rating: C



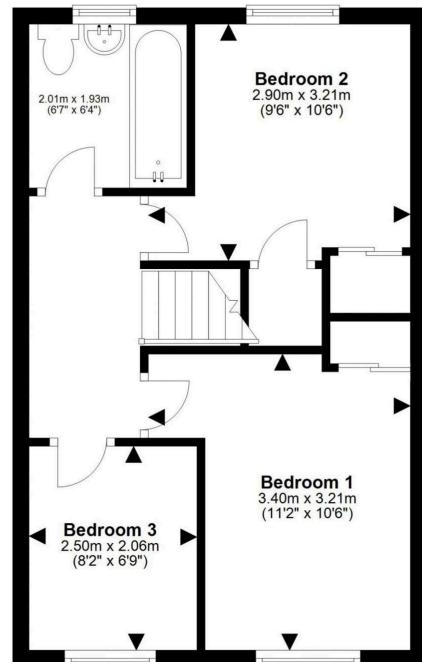
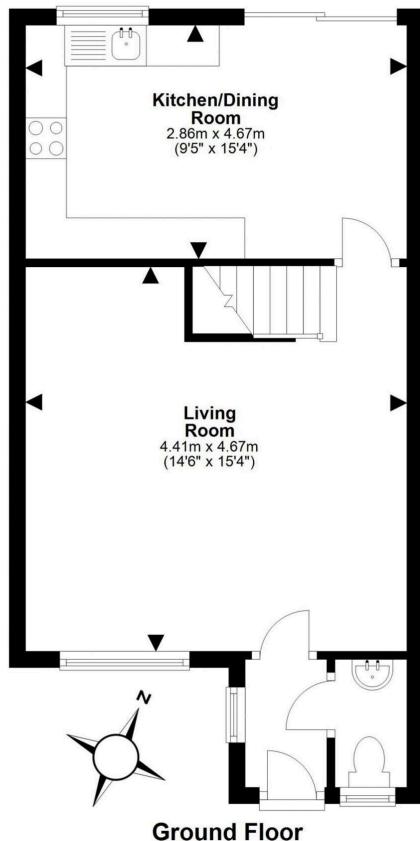
Location

Broxburn lies approximately ten miles west of the centre of Edinburgh, close to Winchburgh and Livingston and adjoining Uphall. It is only five minutes drive from Newbridge Roundabout, which forms the link between the M9 and M8 motorways. Edinburgh Airport and the City of Edinburgh By-pass are within a few minutes drive at Newbridge Roundabout. Accordingly, excellent access to all main routes is available. Broxburn/Uphall is a thriving village with a comprehensive range of shopping facilities, primary and secondary schools, a sports centre and swimming pool and other recreational and social amenities too numerous to mention. At Main Street there is an excellent range of shopping facilities. A general store within five minutes walk provides for everyday needs. Kirkhill Primary School and Broxburn Academy are also nearby.

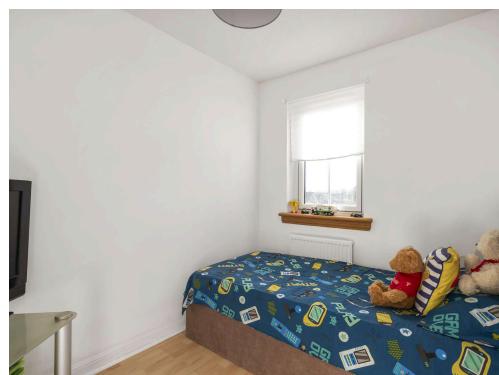
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



1 Inverleith Terrace
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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

espc