



5 Nicol Road, Broxburn

Broxburn

Offers Over £245,000



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Welcome to 5 Nicol Road, an immaculately presented three double bedroom detached property nestled in a much sought-after cul-de-sac in Broxburn. Upgraded throughout, this residence exudes sophistication and warmth. Presented to the market this no onward chain ensuring a seamless transition into your new home.

Upon entering the property a useful entrance vestibule provides space to store jackets.

Leading into the warm and welcoming lounge, this dual aspect space is flooded with natural light and sets the tone for what is to follow. This space offers the perfect place to unwind after a long day.

Flowing seamlessly into the dining area, there is ample space for family meals and gatherings, double doors lead directly to the rear garden, extending the entertaining space during the summer months.

Continuing into the heart of this delightful residence, the sleek and stylish kitchen. Boasting a good range of base and wall mounted cabinetry with complimenting brown work tops. There is an integrated electric oven, electric hob and space for a washing machine. There is space for a free standing fridge/freezer located in a storage space next to the kitchen to maximise storage space in the kitchen itself. There is a side door giving access to the rear garden and driveway.

Completing the ground floor is a convenient w/c.

Ascending upstairs three generously proportioned double bedrooms await. Tastefully decorated, there is ample space for free standing furniture and bedroom benefits from a built in wardrobe. The primary bedroom also has an en-suite shower room enhancing convenience



Lounge
14' 4" x 11' 5" (4.36m x 3.47m)

Kitchen
14' 9" x 9' 8" (4.50m x 2.94m)

Dining Room
12' 7" x 8' 4" (3.83m x 2.54m)

W/C
6' 4" x 2' 11" (1.93m x 0.90m)

Bedroom One
14' 8" x 10' 6" (4.47m x 3.19m)

En-Suite Shower Room
8' 6" x 3' 5" (2.59m x 1.05m)

Bedroom Two
13' 8" x 11' 11" (4.17m x 3.63m)

Bedroom Three
11' 5" x 8' 0" (3.48m x 2.43m)

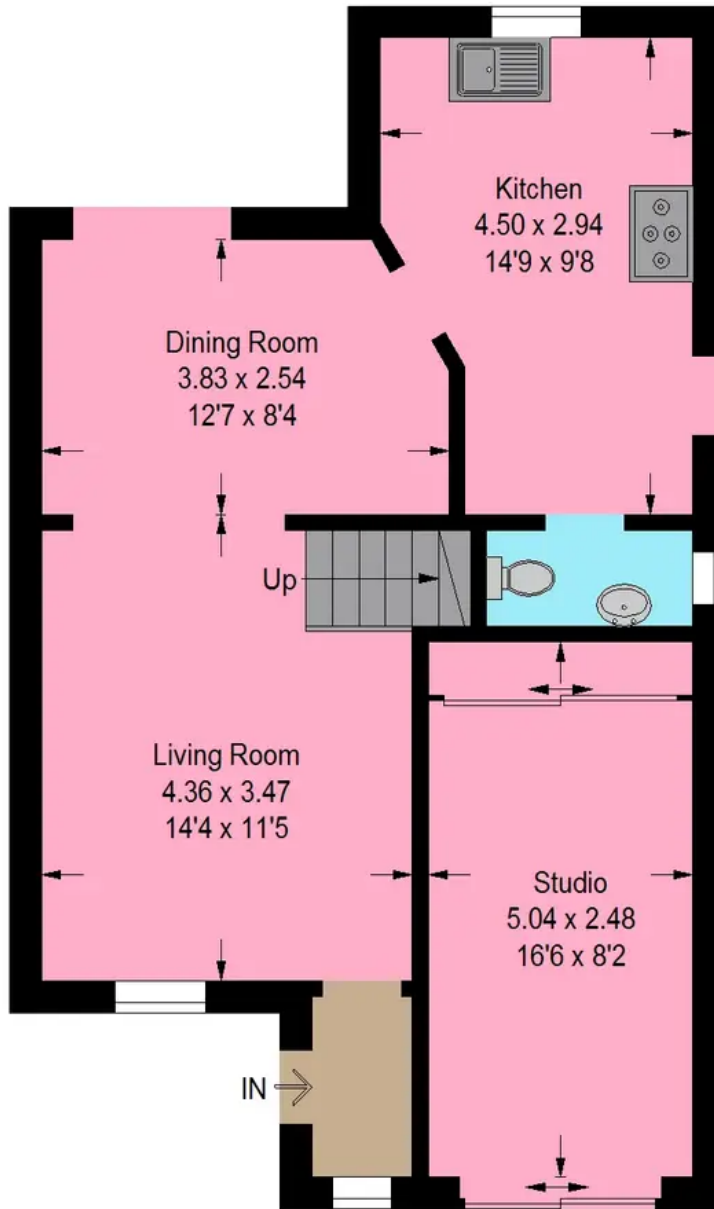
Bathroom
8' 6" x 5' 7" (2.58m x 1.70m)

Studio/Home Office
16' 6" x 8' 2" (5.04m x 2.48m)

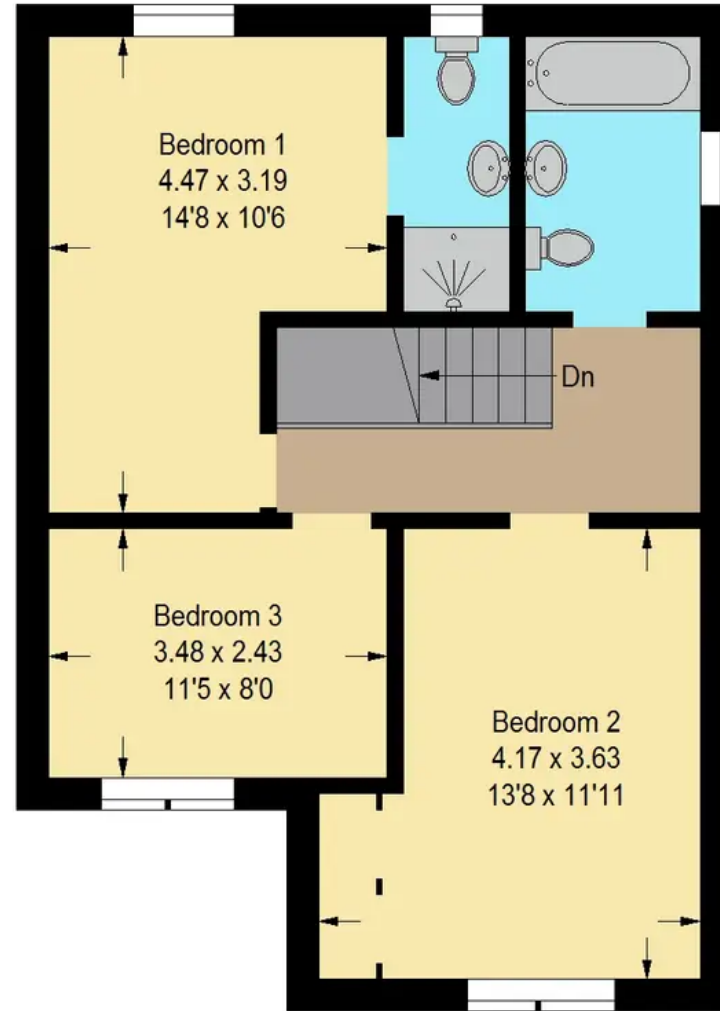




Approximate Gross Internal Area = 105.2 sq m / 1132 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1063944 / Ref:87553)



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