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Offers Over

**£140,000**

# 11 Lyarthall

Broxburn | West Lothian | EH52 6AQ

Nestled within a peaceful and well-established residential area, this delightful two-bedroom terrace house offers an excellent opportunity for first-time buyers or young families seeking a move-in-ready home with private outdoor space and off-street parking.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - B



## Description

The accommodation is arranged over two floors and offers a practical and comfortable layout. On the ground floor, a welcoming entrance hallway with carpeted staircase leads to the upper level. The front-facing reception room is bright and inviting, featuring laminate flooring and providing an ideal space for relaxing or entertaining. The dining kitchen is fitted with modern wall and base units, with a designated dining area and a rear door opening directly onto the large enclosed rear garden, perfect for outdoor dining, play, or gardening.

On the upper floor, the principal bedroom is a spacious double with a front aspect, built-in wardrobes, and two further built-in storage cupboards, offering excellent storage. The second bedroom, overlooking the rear garden, is well proportioned and currently used as a home office, providing versatile accommodation to suit a variety of needs. A three-piece bathroom with a Mira electric shower over the bath completes the upper-level accommodation.



## Extras

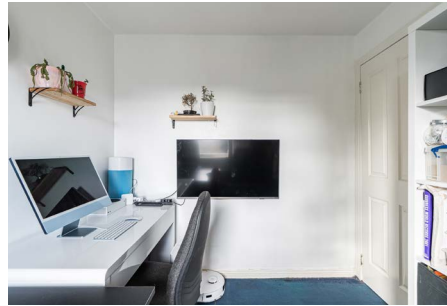
The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Driveway

Externally, the property benefits from a large rear garden mainly laid to lawn and fully enclosed, as well as a driveway to the front providing convenient off-street parking.

## Viewing

Please contact Neilsons on 0131 625 2222.







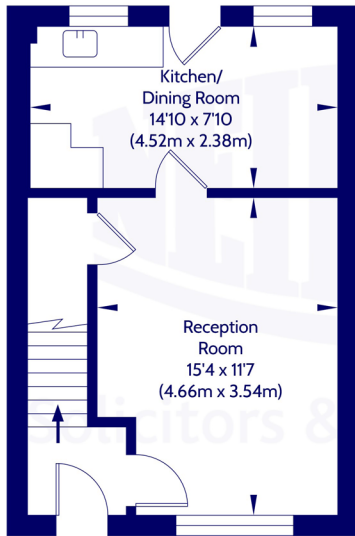
## Location

The popular town of Broxburn offers a selection of shops and recreational facilities within the vicinity. An extensive range of popular retailers, restaurants and facilities can be found in the nearby McArthur Glen and Centre, easily accessible via car. Schools catering for all age groups can be found within the area. The property is also well located for access to the M8 and M9 motorways making easy commuting to Edinburgh, Stirling and Glasgow. A regular public transport service also operates to Edinburgh City Centre with Edinburgh airport an easy commute away. Nearby Uphall Railway Station provides frequent services to Edinburgh & Glasgow.

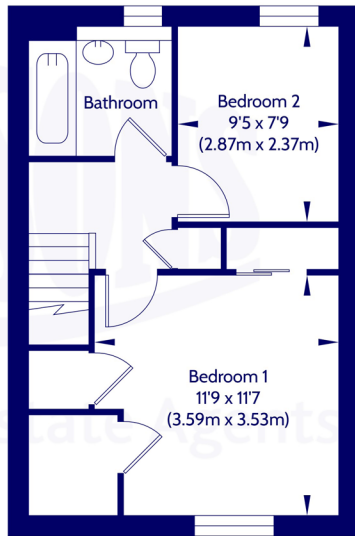




Approx. Gross Internal Floor Area 66 Sq M / 704 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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