



222a East Main Street, Broxburn

Offers Over £315,000





# 222a East Main Street

Broxburn, Broxburn

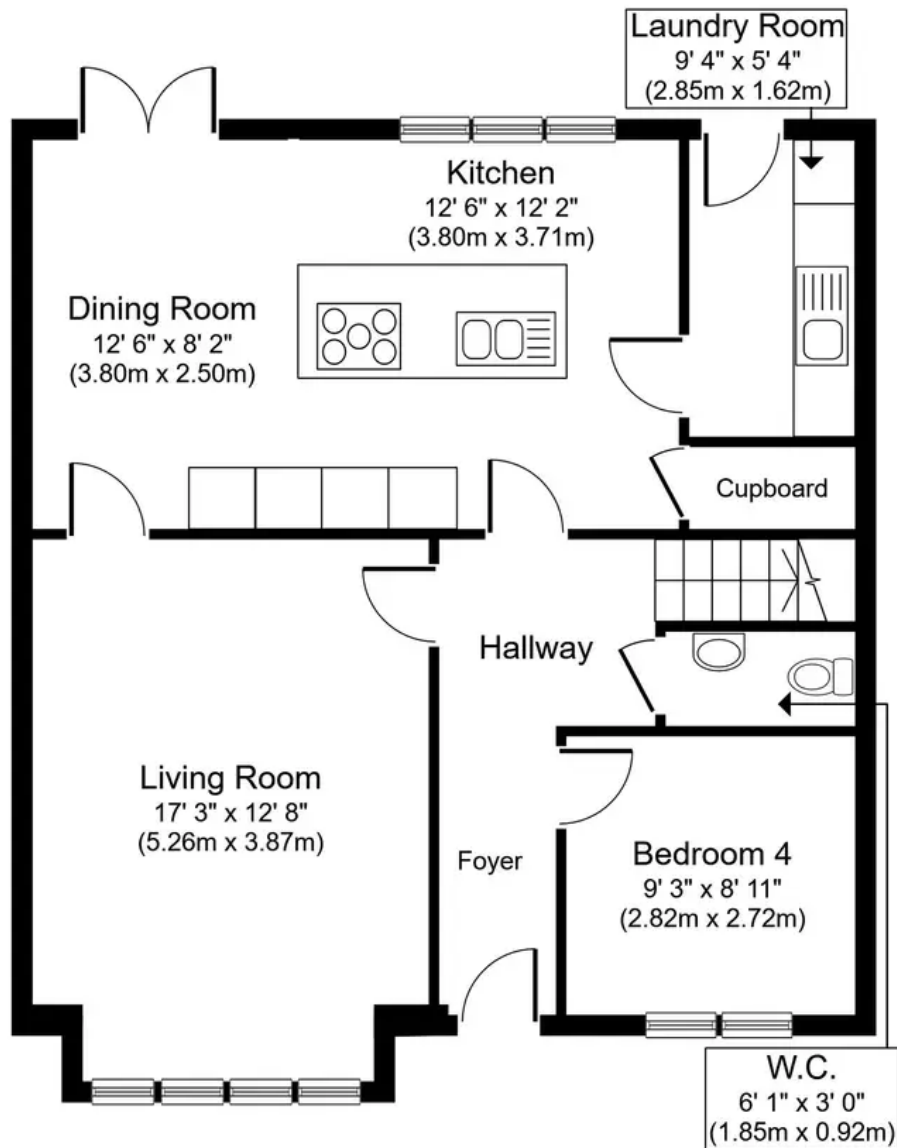
Exquisite 4-bed detached home blending modern comfort with traditional charm. Private south-facing garden, garage, and ample off-road parking. Ideal for convenient and stylish living.

Council Tax band: E

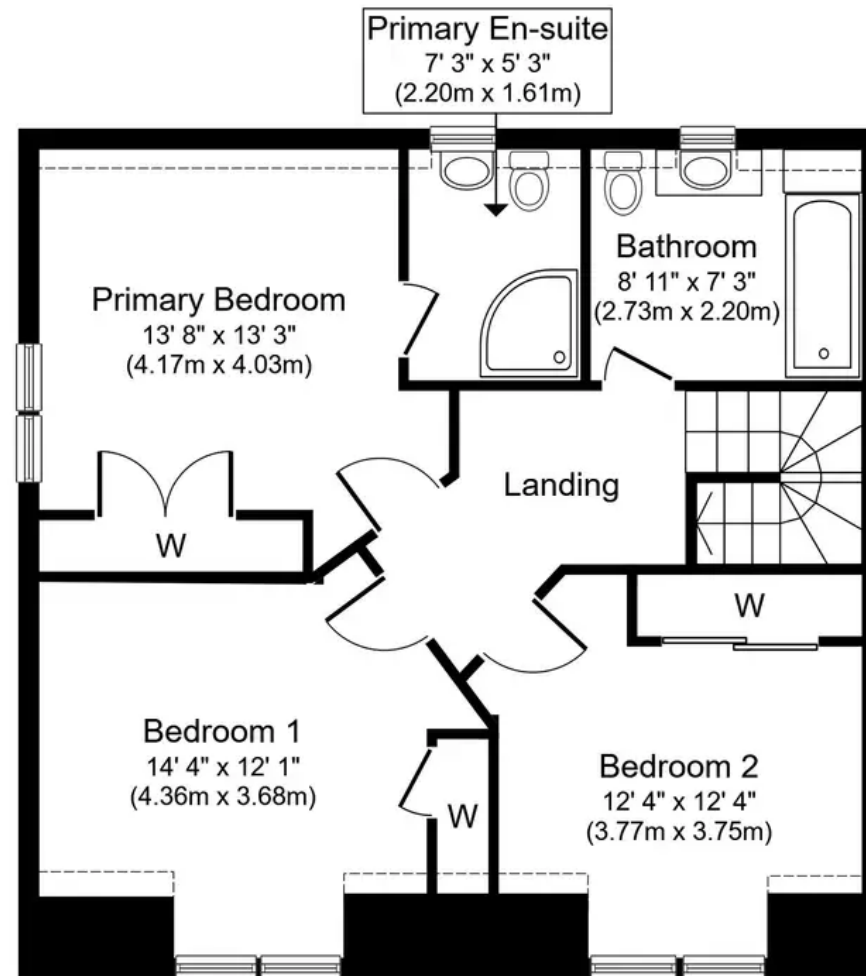
Tenure: Freehold

- Detached Family Home
- Four Bedrooms, One on Ground Floor
- Modern Fitted Dining Kitchen With Central Island
- Utility Room
- Modern Bathroom, En-Suite and WC
- Private Fully Enclosed South Facing Rear Garden
- Garage And Sizeable Driveway
- Ideal Location For Travel Links
- Close To Local Amenities
- Move In Condition





**Ground Floor**  
Approximate Floor Area  
748 sq. ft.  
(69.5 sq. m.)



**First Floor**  
Approximate Floor Area  
623 sq. ft.  
(57.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





## KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn - EH52 5AG

01506 852000

[info@knightbain.co.uk](mailto:info@knightbain.co.uk)

[www.knightbain.co.uk/](http://www.knightbain.co.uk/)

