



79 Nicol Road, Broxburn

Offers Over £220,000



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Broxburn

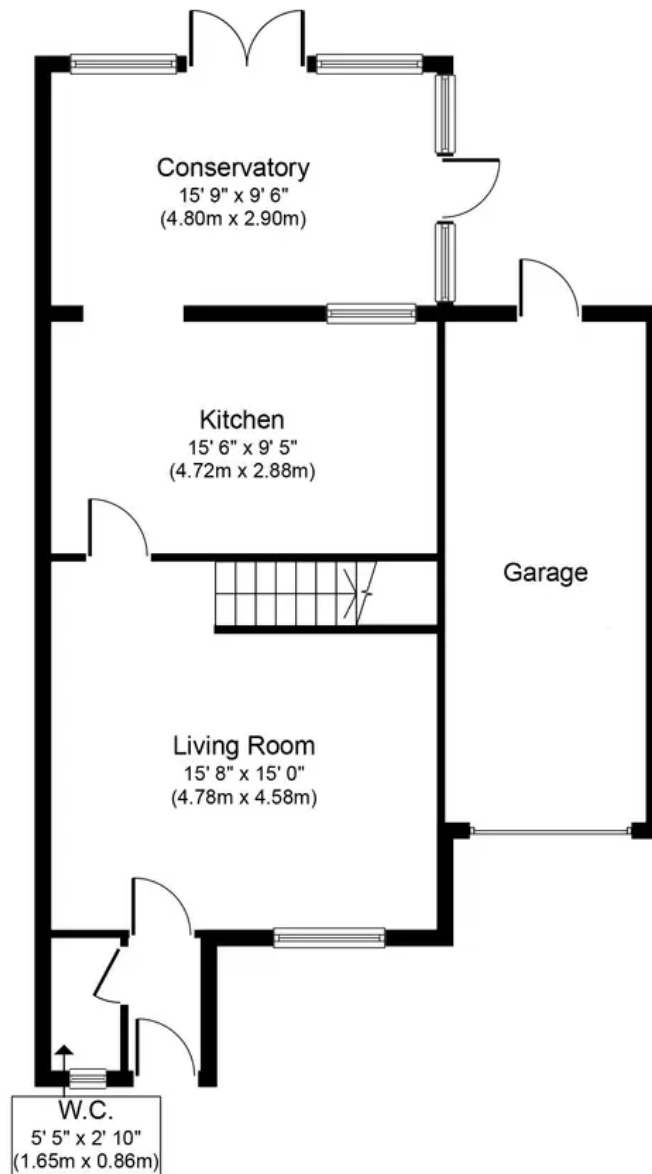
Rare opportunity to acquire a charming 3-bed semi-detached house in sought-after location. Impeccably maintained with 2 public rooms, modern kitchen, south-facing garden, garage, and no onward chain. Tranquil yet convenient lifestyle awaits. Viewing recommended!

Council Tax band: D

Tenure: Freehold

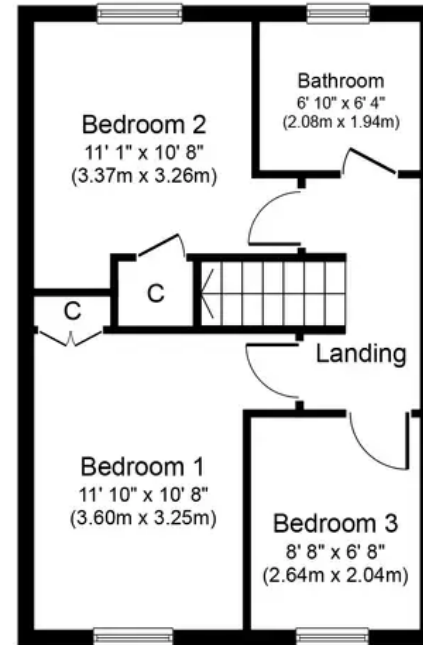
- Semi Detached House
- Three Bedrooms
- Two Public Rooms
- Garage
- Ground Floor WC
- Fully Enclosed South Facing Rear Garden
- Quiet Cul De Sac Location
- Modern Bathroom With TV
- Walking Distance Of Local Amenities





W.C.
5' 5" x 2' 10"
(1.65m x 0.86m)

Ground Floor
Approximate Floor Area
760 sq. ft.
(70.6 sq. m.)



First Floor
Approximate Floor Area
391 sq. ft.
(36.3 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.



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