



# 23 Joseph Cumming Gardens, Broxburn

Offers Over £395,000





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Broxburn

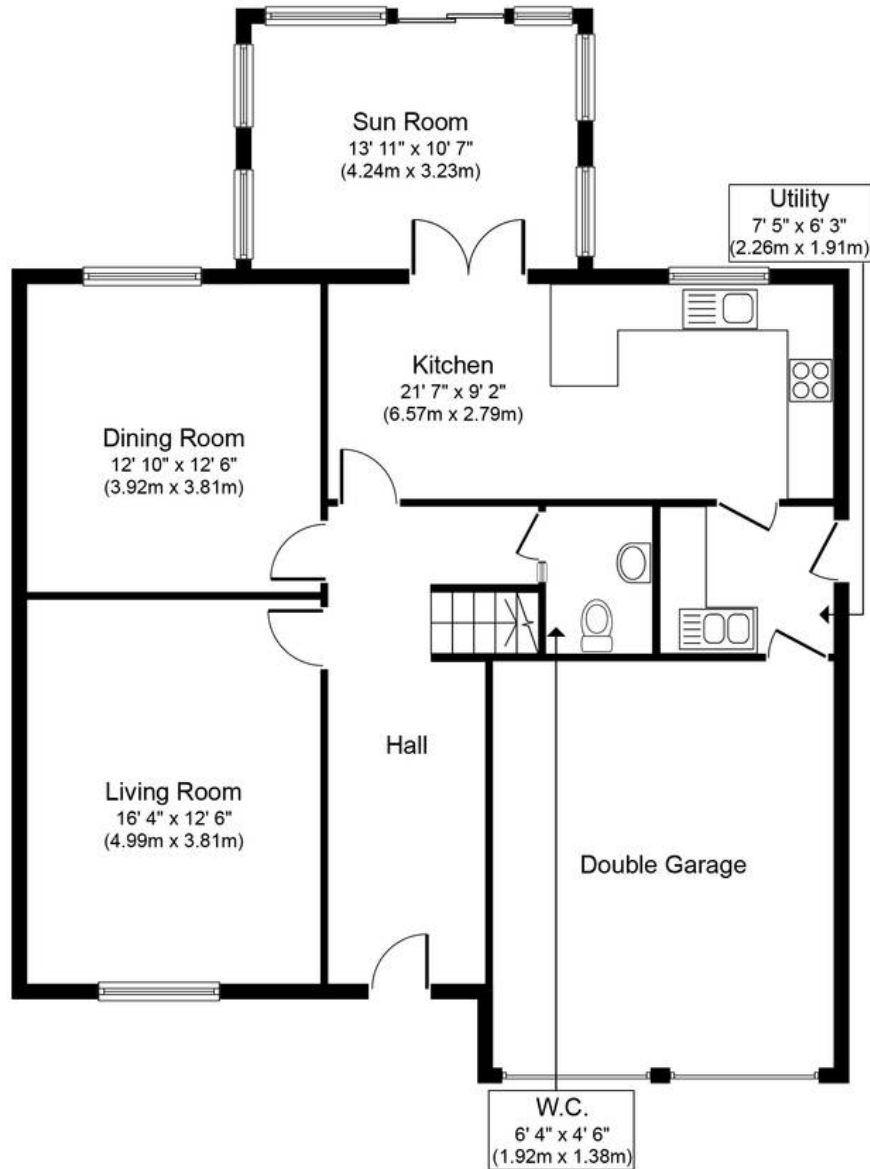
Stylish 5-bed detached house in sought-after development. Modern kitchen, two en-suites, sunroom with wood burner, utility room, double garage. Peaceful cul-de-sac location with landscaped garden. Luxury living with easy access to amenities and transport links.

Council Tax band: G

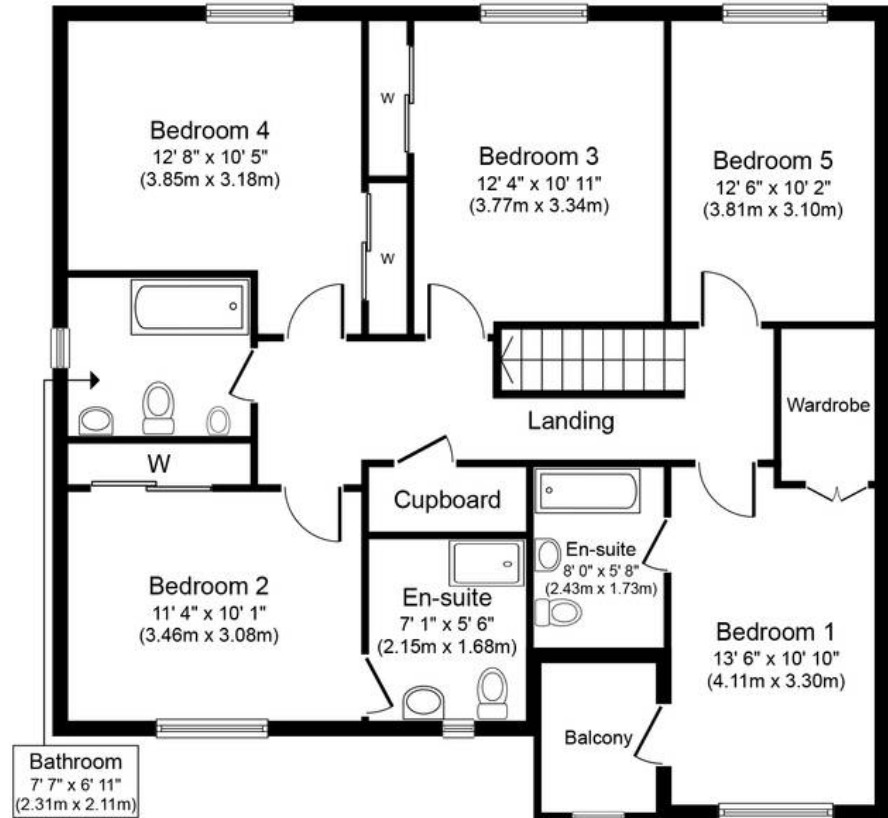
Tenure: Freehold

- FIVE Bedroom Detached House
- Stylish And Spacious
- Double Garage & Driveway
- Rarely Available Sought After Development
- Modern Kitchen
- Two En-Suites
- Two Log Burners And Solar Panels
- Sunroom With Wood Burner
- Cul-De-Sac Location
- Close To Amenities And Transport Links





**Ground Floor**  
**Approximate Floor Area**  
**1,232 sq. ft.**  
**(114.4 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**1,037 sq. ft.**  
**(96.3 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.





## **KnightBain Estate Agents**

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