



## 61 Goschen Place, Broxburn

Offers Over £165,000

**ESTAS**

★★★★★

ESTATE AGENT  
AWARDS 2022

BEST AGENCY  
NETWORK

The Guild of Property  
Professionals

**ESTAS**

★★★★★

ESTATE AGENT  
AWARDS 2021

BEST AGENCY  
NETWORK

The Guild of Property  
Professionals





# 61 Goschen Place

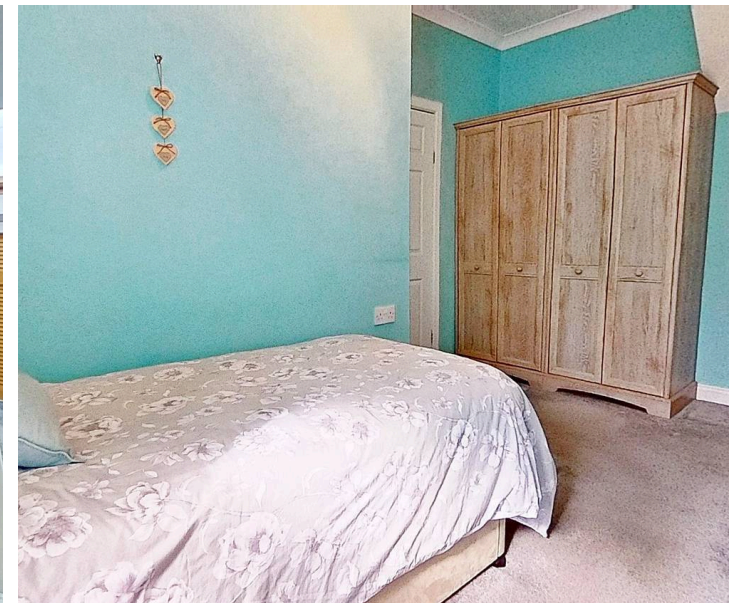
Broxburn

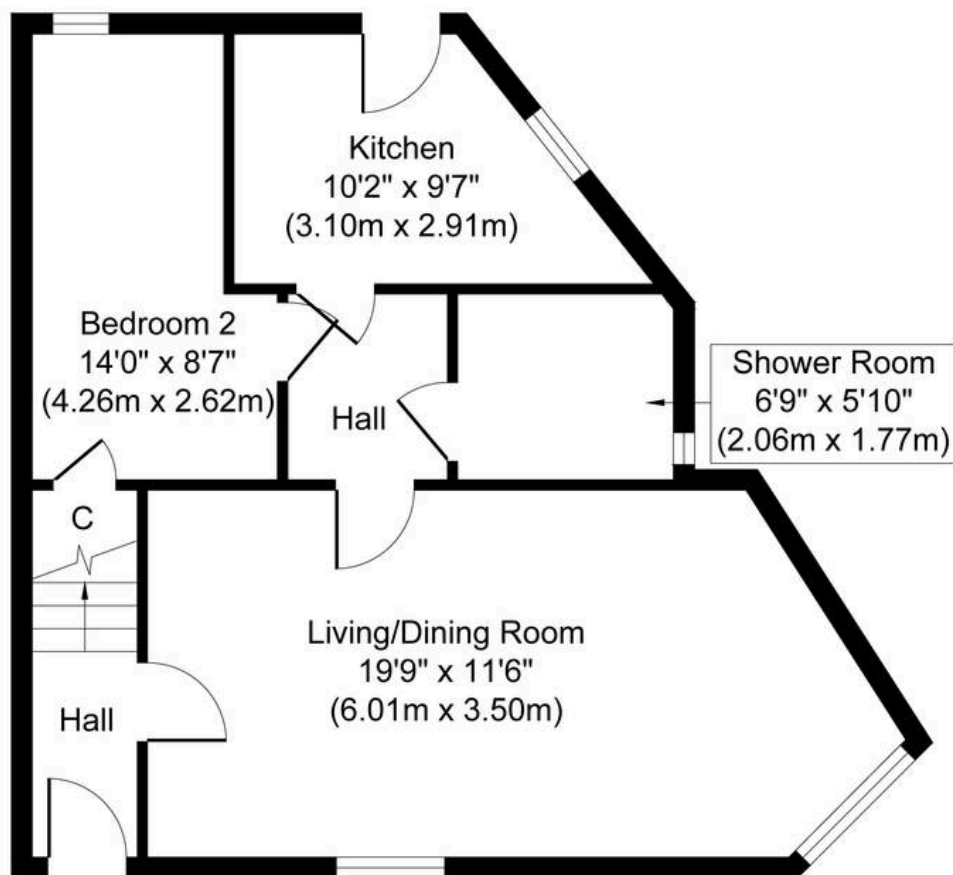
Charming end terrace 2-bed cottage with character, well-proportioned rooms, split-level living area, walk-in wardrobe, communal garden, and modern amenities in convenient location.

Council Tax band: A

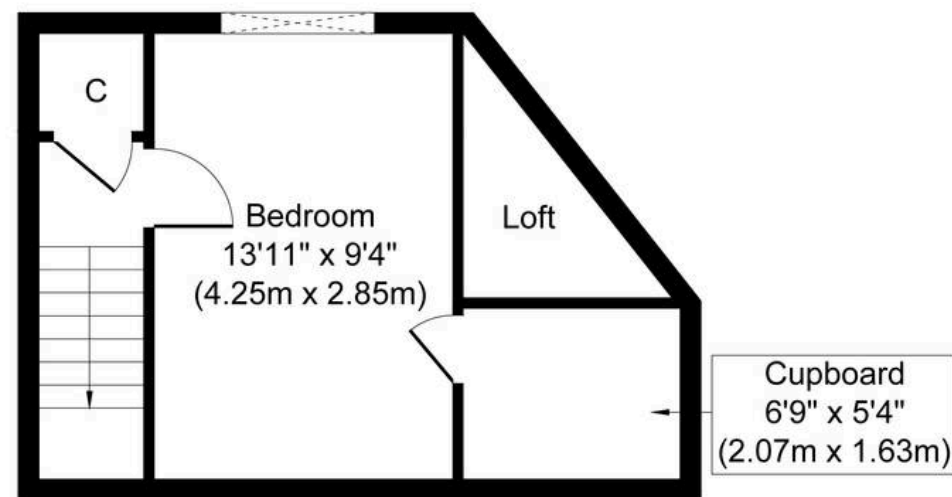
Tenure: Freehold

- Beautiful Traditional Stone Built End Terrace Two Bed Cottage
- Chain Free Purchase
- Two Double Bedrooms
- Split Level Living
- Upstairs Bedroom With Walk In Wardrobe
- Well Proportioned Rooms
- Ample Storage Throughout
- Close To All Amenities
- Communal Rear Garden
- DG & GCH





**Ground Floor**  
**Approximate Floor Area**  
**545 sq. ft**  
**(50.65 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**219 sq. ft**  
**(20.32 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/)

