



6 Cardross Crescent, Broxburn

Offers Over £113,500





The town of Broxburn is well placed for commuting with easy access to the M8/M9 motorway network for travel throughout the central belt and beyond. Local buses link up the surrounding towns and villages whilst the railway station in nearby Uphall Station provides a regular service to both Edinburgh and Glasgow. Edinburgh Airport is within easy reach. Further shopping and recreational facilities are available in nearby Livingston, where The Centre, The Elements and the Designer Outlet have many high street stores, restaurants, a health club and a multi screen cinema. Alternatively, The Gyle Centre in Edinburgh is a short drive away.

Presenting this ground floor two-bedroom flat, a chain-free purchase opportunity awaiting its new owner.

Upon entering, you'll find two generously sized double bedrooms, providing ample space for relaxation and privacy. With a private garden to the rear, enjoy the luxury of outdoor living in your own serene retreat.

Storage is never an issue in this property, with ample storage solutions throughout. Streamline your living space and keep clutter at bay with the convenience of organised storage options.

Benefitting from a Council Tax Band A, this property offers an attractive financial proposition, ideal for those seeking to minimise recurring expenses.

Situated close to local amenities, daily errands and social outings are a breeze. Embrace the convenience of having shops, cafes, and



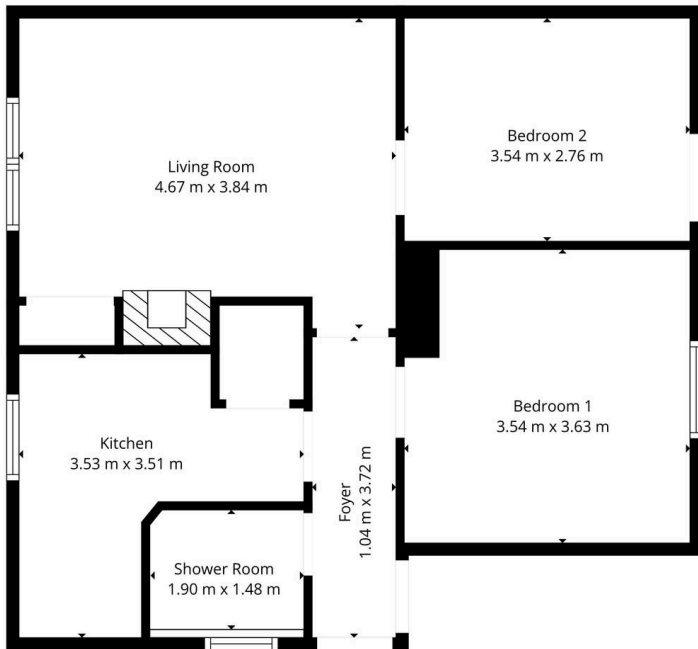
6 Cardross Crescent

Broxburn, Broxburn

- Ground Floor Two Bedroom Flat
- Chain Free Purchase
- Two Double Bedrooms
- Private Garden To Rear
- Ample Storage Options
- Council Tax Band A
- Close To Local Amenities
- Good Size Rooms Throughout
- Perfect For A First Time Buyer Or Investor

Ground floor two-bedroom flat with private garden and ample storage. Council Tax Band A. Close to local amenities. Perfect for first-time buyer or investor. Customise this promising canvas to suit your style.





TOTAL: 59 m2
FLOOR 1: 59 m2
EXCLUDED AREAS: WALLS: 5 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





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