

KILGOUR

PROPERTY



5 Globe Park, Broxburn EH52 6EF





- Spacious Lounge
- Dining Room
- Kitchen
- Utility Room
- Conservatory
- WC
- 4 Bedrooms (Master En Suite)
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- Council Tax – Band F
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

Description

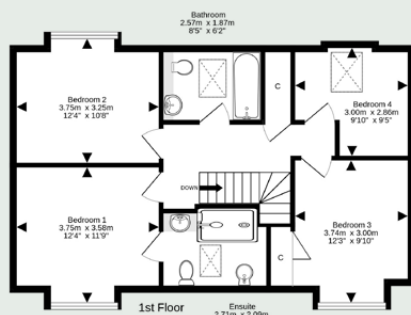
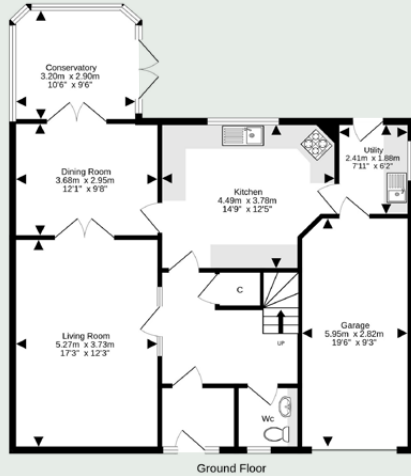
A very well presented family home that is located in a peaceful and sought after residential development that has good locale amenities close by and is very well placed for commuting. The property benefits from gas central heating and is fully double glazed.

Externally there are very well maintained private gardens to the front and rear and a driveway leading to a garage for secure off street parking

Location

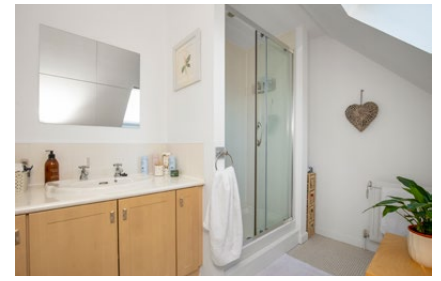
Situated approximately 12 miles west of Edinburgh, the small West Lothian town of Broxburn is a thriving community served by an excellent range of local amenities. The bustling high street boasts a wide variety of shops, supermarkets, cafes, pubs and restaurants, with further retail and leisure facilities available in nearby Livingston.

Broxburn enjoys an excellent range of state and independent schooling, with early years and primary education provided at the local primary schools Kirkhill, Broxburn and St Nicholas RC, followed by secondary education at Broxburn Academy and St Margaret's Academy. Surrounded by miles of beautiful countryside, Broxburn is an ideal base to explore all the sports and leisure facilities available in and around West Lothian. Whether a relaxed round of golf at one of the many golf courses, or an adrenaline-pumping session at the Edinburgh International Climbing Arena at nearby Ratho, there's something for everyone. Country sports and outdoor pursuits are well catered for at Polkemmet, Almondell & Calderwood and Beecraigs country parks, plus great cycling and hillwalking opportunities are just a short drive away in the Pentland Hills. The town is increasingly popular with commuters thanks to its easy access to the M8 and M9 motorway networks, close proximity to Edinburgh airport and excellent public transport links including frequent high-speed rail connections to Edinburgh and Glasgow.

3 4 2 C 
EPC BANDF 
COUNCIL TAX BAND

Lounge	17'3 x 12'3	5.27 x 3.73m
Kitchen	14'9 x 12'5	4.49 x 3.78m
Dining Room	12'1 x 9'8	3.68 x 2.95m
Conservatory	10'6 x 9'6	3.20 x 2.90m
Bedroom 1	12'4 x 11'9	3.75 x 3.58m
Bedroom 2	12'4 x 10'8	3.75 x 3.25m
Bedroom 3	12'3 x 9'10	3.74 x 3.00m
Bedroom 4	9'10 x 9'5	3.00 x 2.86m
Bathroom	8'5 x 6'2	2.57 x 1.87m







KILGOUR
PROPERTY

95 Clerk Street, Loanhead,
Midlothian EH20 9RE
enquiries@kilgourproperty.co.uk
0131 273 5233

kilgourproperty.co.uk

rightmove 

ZOOPLA

 OnTheMarket.com