

KILGOUR

PROPERTY



11 Steels Road, Broxburn EH52 5FD





- Spacious Lounge
- Separate Kitchen
- Family Room/Bedroom 4
- WC
- 3 Bedrooms (Master En Suite)
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- Driveway
- Council Tax Band – E
- EPC – B

Viewing by appointment through selling agent on 0131 273 5233

Description

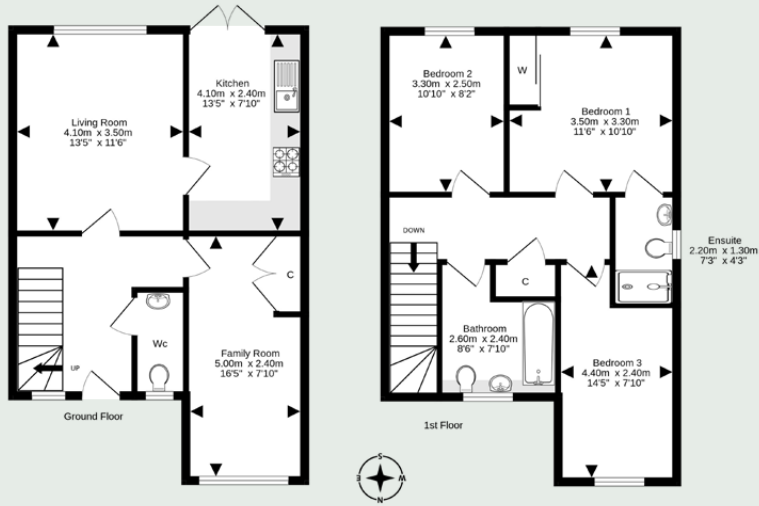
A stunning semi detached family home set within a popular and sought after residential development close to amenities that is also very well placed for commuting.

The property benefits from gas central heating and is fully double glazed. Externally there are very well maintained gardens to the front and rear and a double driveway for secure off street parking.

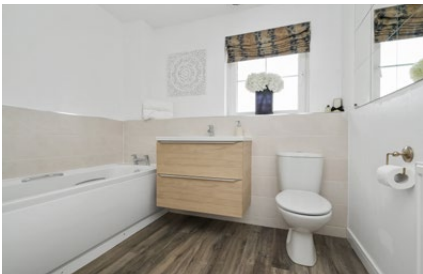
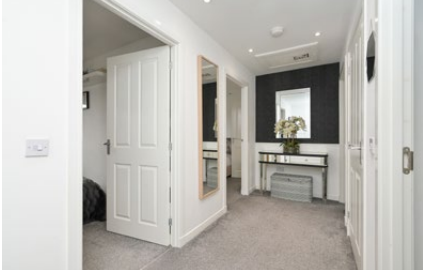
Location

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.

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R
E
E
EPC BANDE
E
E
COUNCIL TAX BAND

Lounge	13'5 x 11'6	4.10 x 3.50m
Kitchen	13'5 x 7'10	4.10 x 2.40m
Family Room/Bedroom 4	16'5 x 7'10	5.00 x 2.40m
Bedroom 1	11'6 x 10'10	3.50 x 3.30m
Bedroom 2	10'10 x 8'2	3.30 x 2.50m
Bedroom 3	14'5 x 7'10	4.40 x 2.40m
Bathroom	8'6 x 7'10	2.60 x 2.40m





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