

campbell
smith

5 Rendall Gardens,
Broxburn,
EH52 5SY



- Substantial modern detached villa
- Cul de sac setting
- Sitting/dining room
- Kitchen
- Study/Bedroom 5
- Downstairs shower room
- 4 upstairs bedrooms
- Bathroom with separate shower
- DG/GCH
- Enclosed, screened rear garden
- Generous drive to front
- Single garage

Offers over: £275,000









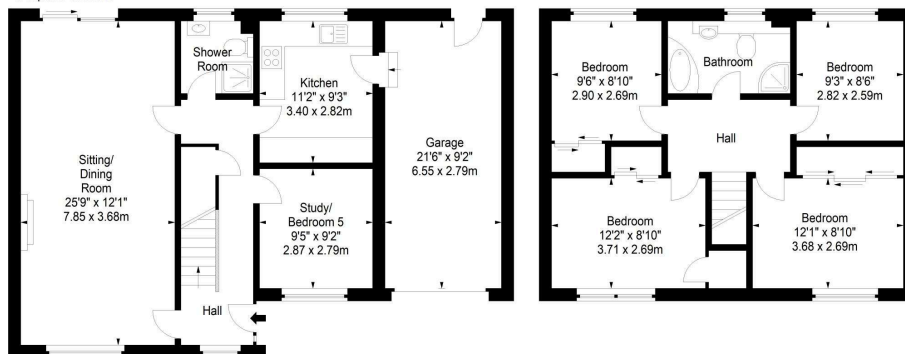




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Approx. Gross Internal Area
1491 Sq Ft - 138.51 Sq M
(Including Garage)
For identification only. Not to scale.
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Ground Floor

First Floor



21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk



Extras

The fitted carpets, curtains, blinds, kitchen white goods, fire place and electric fire are included. No warranty is given regarding the services, systems or any appliances



Buses

East/West Main Street - N18, X18, X39, 72



Shops

East/West Main Street, Tesco Xpress, Aldi & Lidl



Schools

Broxburn PS, Broxburn Academy



Parking

Paviour front drive leading to single garage



Council Tax Band - E



EPC - C



Factor

None



Viewing

Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.