



3 Galloway Crescent, Broxburn

Offers Over £145,000





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.

This well-presented two bedroom terraced house is situated within a sought-after cul-de-sac and offers an excellent opportunity for first time buyers or investors seeking a conveniently located, chain free property.

The home features a welcoming entrance hall that leads into a spacious living room, providing a comfortable and versatile area for relaxation or entertaining guests. The adjoining kitchen is fitted with a range of units.

Upstairs, two bedrooms benefit from good natural light and built-in storage options, ensuring that both comfort and practicality are well catered for. The family bathroom offers a clean and functional space for daily routines.

Throughout the property, thoughtful storage solutions are in place, making the most of every available area and helping to maintain a clutter-free environment. Off street parking is included, ensuring ease and convenience for

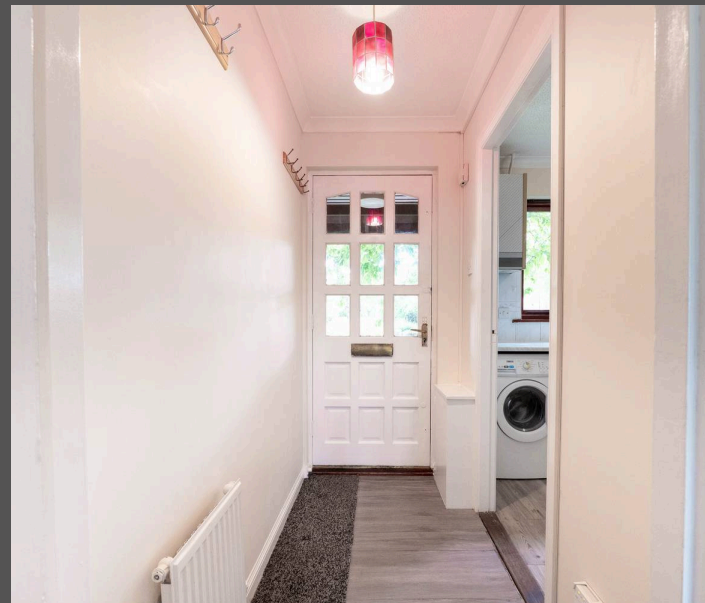


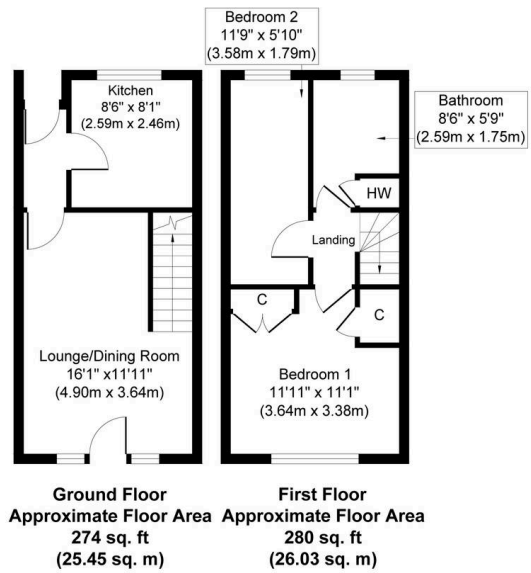
3 Galloway Crescent

Broxburn, Broxburn

- Two Bedroom Terraced House
- Located Within A Popular Cul-De Sac
- Chain Free Purchase
- Walking Distance From Local Transport Links And Town Centre
- Fully Enclosed Rear Garden
- Ideal For First Time Buyers Or Investors
- Off Street Parking
- Good Storage Throughout
- A Short Walk From Protected Woodland Walks

Well-presented two bedroom terraced house in a cul-de-sac. Chain free, off street parking, built-in storage, close to transport, town centre, amenities, and woodland walks. Ideal for first buyers.





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.
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