

Peterkin & Kidd

Solicitors and Estate Agents

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**MCLEOD ST
BROXURN, EH52 5BW**



OFFERS OVER £118,000

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MCLEOD ST BROXURN, EH52 5BW

Situated in an established residential area of the town, close to shops and supermarkets, this 3 bedroom, split-level, mid-terrace bungalow offers flexible space and would now benefit from some upgrading.

There are two front doors to the property. The main entrance gives access to the hall and lower ground floor accommodation. A short staircase on the left leads to the remainder of the accommodation.

The hall has a shelved cloaks cupboard, a further shelved cupboard and a third housing the boiler.

Bedroom 1 is to the front of the property with a built-in wardrobe, space for freestanding furniture and a window offering open aspects over the garden.

Bedroom 3 is to the rear with a built-in wardrobe and a high level window to the rear.

The part wet-wall panelled bathroom is fitted with a wash stand, WC and shower bath with overbath Mira Advance shower and curved screen. Window to rear.

The short staircase leads to bedroom 2 to the rear, which is a further double bedroom with ample space for freestanding furniture and storage.

There is a spacious living / dining room which has a picture window to the garden and a large walk-in cupboard with shelving to each side.

The kitchen is fitted with a range of wall and base units with stainless steel sink and drainer and complementary worksurfaces. The electric hob and oven, extractor hood and the washing machine are included in the sale but are not warranted. Window to garden and door to front.

ACCOMMODATION

Split-level hall
Living room / dining room
Fitted kitchen
3 bedrooms
Bathroom

Gas central heating, double glazing

GARDENS

There is a garden to the front of the property which is laid to lawn.

PARKING

On-street parking is available.

EXTRAS

All fitted carpets, floor coverings and white goods as specified are included in the sale.





SITUATION

Uphall and Broxburn provide good shopping facilities and local schooling whilst The Centre and Livingston Designer Outlet are a short drive away.

For the commuter, Uphall station is nearby together with easy access to the M8/M9 motorway network with links to Edinburgh and Glasgow.

VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.

OTHER

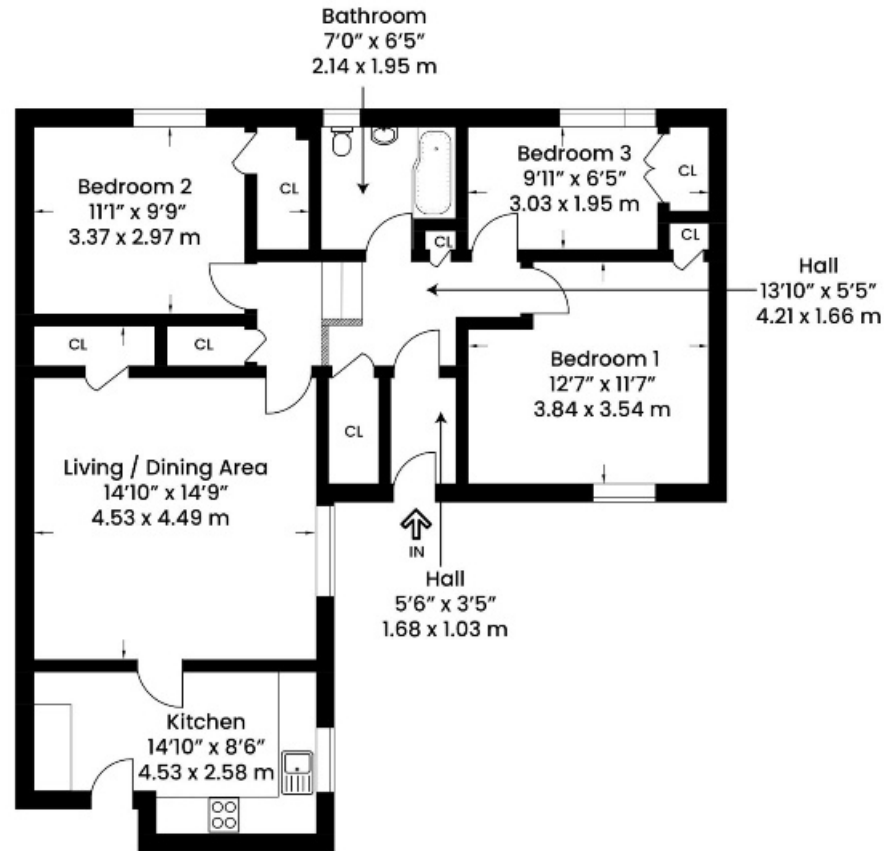
COUNCIL TAX BAND: B

These particulars are believed to be warranted and will not form part of any contract of sale. All measurements are approximate.



WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes if possible or to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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We can open doors for you

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