



9 Lychgate Lane

Broxburn, West Lothian, EH52 5QP



Property Summary

Introducing a four-bedroom link-detached house (connected to the neighbouring property via the garage) which offers spacious accommodation and excellent storage. The home further boasts a dual-aspect living and dining room with an open-plan layout and French doors to the garden, a well-appointed kitchen, and the convenience of a WC, en-suite, and family bathroom. Additionally, it has private parking for two cars and a family-friendly rear garden with a patio and a generous lawn. While the interiors would benefit from cosmetic modernisation, the home remains an outstanding prospect for families seeking a large residence with potential to add further value.

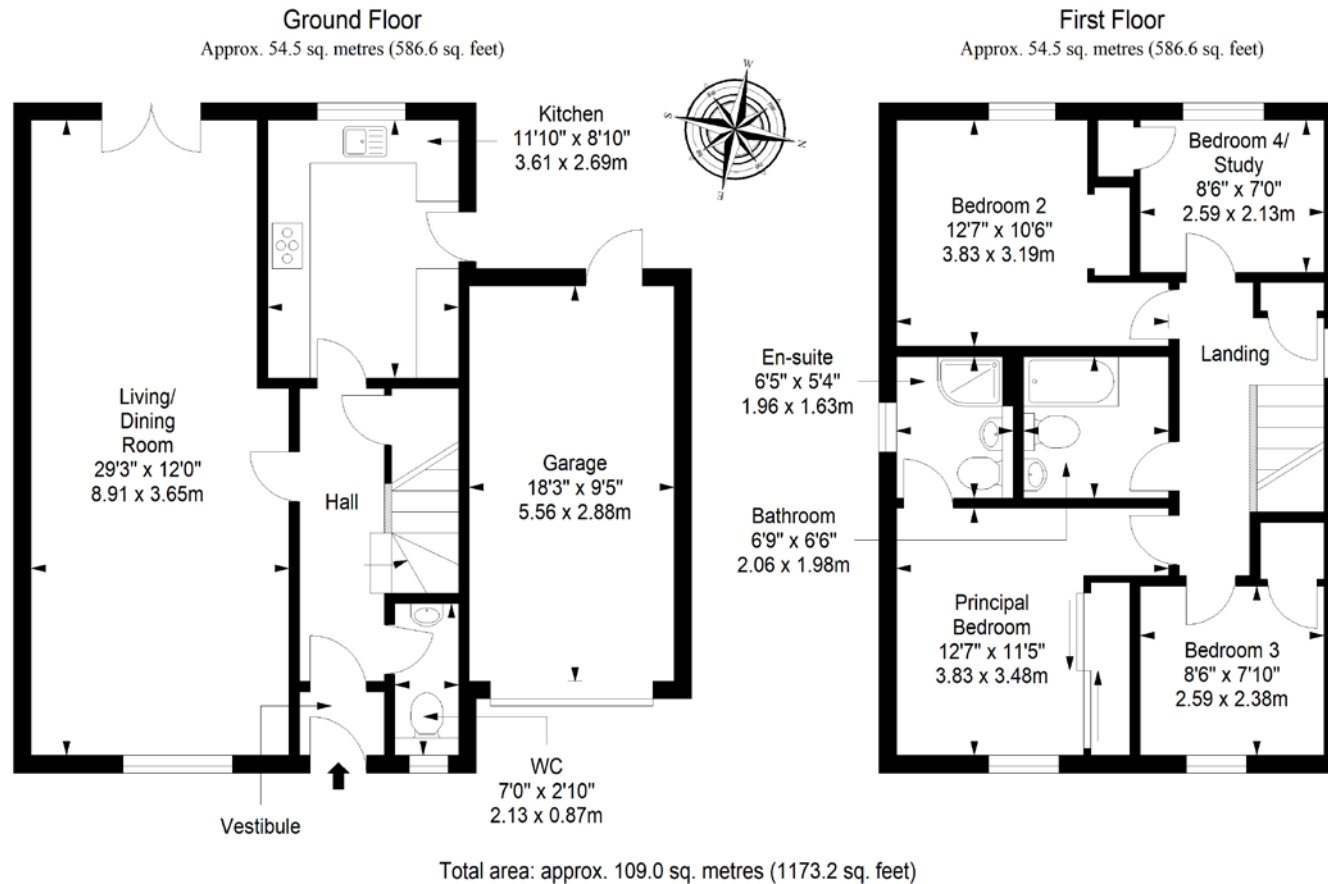
Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (oven, gas hob, and dishwasher), and an undercounter washing machine to be included in the sale.

Property Features

- A bright and spacious link-detached house
- Convenient location in popular Broxburn
- Vestibule and hall with storage and WC
- Spacious, open-plan living/dining room
- Fitted kitchen that is well appointed
- Naturally-lit landing with airing cupboard
- Principal suite with built-in wardrobe
- Three further bedrooms with storage
- Quality 3pc en-suite shower room
- 3pc family bathroom with overhead shower
- Well-kept gardens to the front and rear
- Private driveway and a single garage
- Gas central heating and double glazing
- EPC Rating - C



Floorplan



All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106