



63 Nicol Road, Broxburn

Offers Over £155,000





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 nicely presented two bedroom terrace house is situated in a sought-after residential area, offering a superb blend of modern style and every-day practicality. Upon entering, you are welcomed by a bright and inviting lounge, enhanced by patio doors that allow natural light to flood the space and provide seamless access to the rear of the property. The lounge offers ample room for comfortable seating and relaxation, making it an ideal spot for unwinding after a long day or entertaining guests.

The adjoining kitchen is finished to a high standard, featuring sleek high gloss units, integrated appliances, and generous countertop space, perfect for preparing meals and hosting family gatherings.

Upstairs, the property boasts a well-proportioned double bedroom, with a striking contemporary feature wall and built-in storage, ensuring a clutter-free environment and a calming atmosphere.

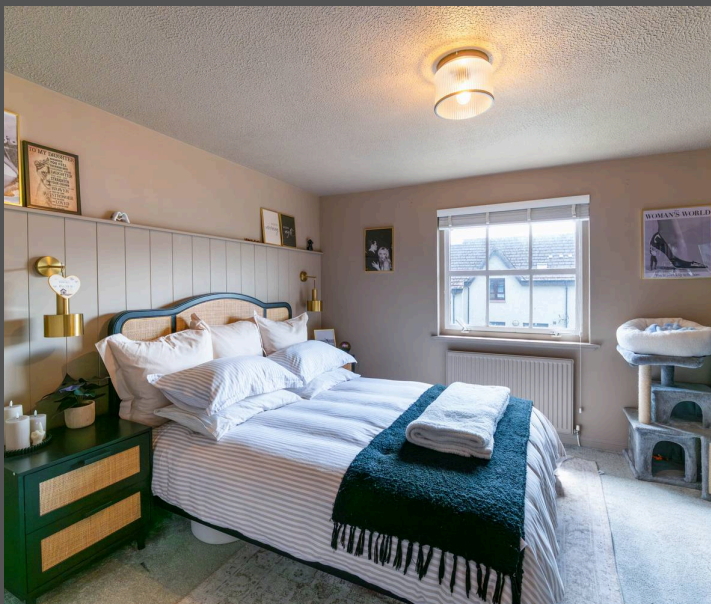


63 Nicol Road

Broxburn

- Two Bedroom Terrace House
- One Double Bedroom With Contemporary Feature Wall And Built In Storage
- Sleek High Gloss Kitchen
- Bright Lounge With Patio Doors Leading To Rear Garden
- Located Within A Popular Residential Area
- Fully Enclosed Rear Garden
- Allocated Off Street Parking
- GCH & DG

Modern two bedroom terrace in sought-after area with bright lounge, stylish kitchen, double glazing, gas heating, allocated parking, and easy access to amenities. Ideal for first-time buyers.







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