



20 Laing Gardens
Broxburn, EH52 6XT

Deans 
Solicitors & Estate Agents LLP



END TERRACED VILLA

- Lounge
- Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens
- Allocated Space
- EPC Rating – C



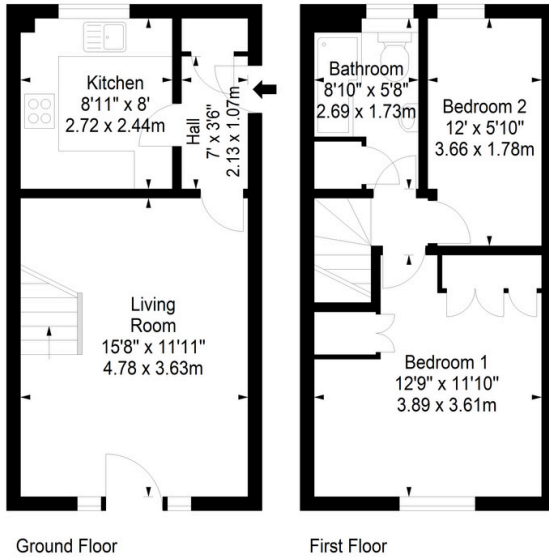
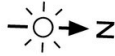
Forming part of a quiet cul-de-sac setting within an established modern development, this lovely, well-presented end terraced villa is situated within the small popular town of Broxburn. The property is within easy reach of an abundance of excellent amenities and within walking distance of the local primary and secondary schools. A good public transport service passes along the Main Street which travels to Edinburgh and Livingston. The accommodation would make an ideal purchase for the first time buyers and comprises; entrance hall, attractive lounge with open plan staircase and door to the rear garden, stylish well laid out kitchen, upstairs leads to two delightful bedrooms and modern bathroom with shower. There are private gardens to the front and side of the property with the rear garden being fully enclosed with decked patio area. Off-street parking is available to the front of the property. Further benefits include gas central heating and double glazing. Included in the sale are the; fitted carpets and floor coverings, curtains, oven, hob, fridge-freezer, washing machine and light shades. All appliances included in the sale are sold as seen with no warranty provided.



**Laing Gardens,
Broxburn,
West Lothian, EH52 6XT**



Approx. Gross Internal Area
606 Sq Ft - 56.30 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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