



1 Queen's Avenue, Broxburn

Offers Over £245,000





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.

Presenting this beautifully maintained three bedroom detached house, ideally situated within a quiet cul-de-sac in a sought-after residential area.

The property offers a flexible layout, thoughtfully arranged over split levels, providing a unique and versatile living environment. Upon entering, you are welcomed by a bright, front-facing lounge that seamlessly flows into a separate dining room, perfect for both every-day living and entertaining guests. The contemporary high gloss kitchen/diner is well-appointed with modern cabinetry and integrated appliances, providing ample space for family meals and social gatherings.

All three bedrooms are generously proportioned doubles, each benefiting from built-in storage solutions that maximise space and organisation. The split level design allows for privacy and convenience, with bathrooms and bedrooms thoughtfully separated to suit a variety of family

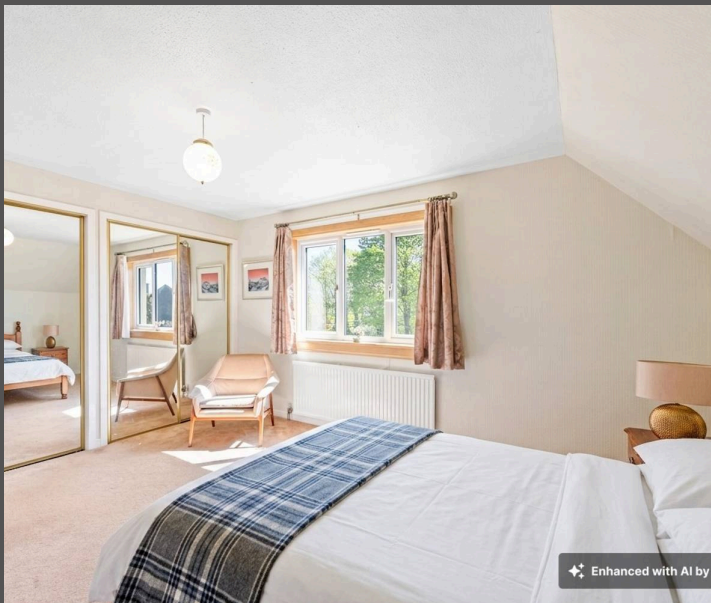


1 Queen's Avenue

Broxburn, Broxburn

- Beautiful Three Bedroom Detached House In A Popular Residential Area
- Flexible Layout With Split Level Bathrooms And Bedrooms
- Bright Front Facing Lounge Leading To Separate Dining Room
- Contemporary High Gloss Kitchen/Diner
- Chain Free Purchase
- Driveway And Garage
- Great Outdoor Space To Front And Rear
- Three Double Bedrooms With Built In Storage
- Positioned Within A Quiet Cul-De-Sac

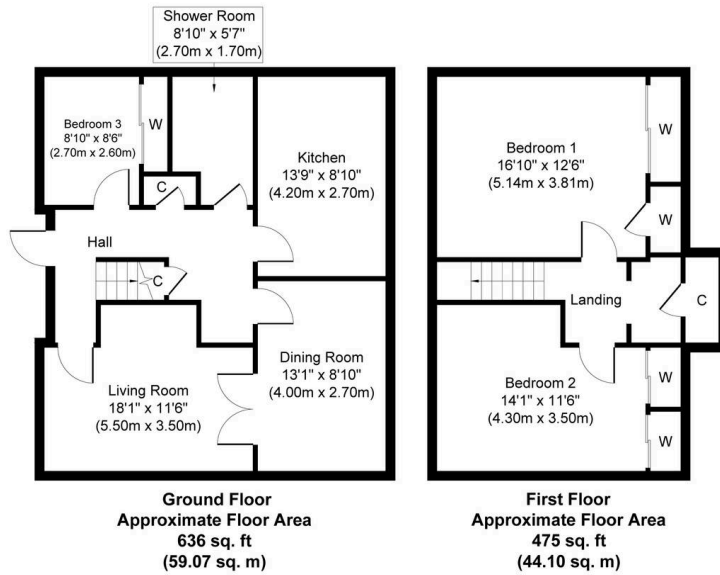
Beautifully maintained 3 bed detached house in a quiet cul-de-sac. Split level, modern kitchen, spacious living, built-in storage, driveway, garage, chain free. Sought-after location.



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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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