



60 Aitken Orr Drive
BROXBURN | WEST LOTHIAN | EH52 5EZ

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Set on a quiet street in the heart of sought-after Broxburn, moments from excellent amenities, quick transport links and vast open green spaces is this spacious terraced house. Now in need of modernisation the property boasts pleasant outlooks, a driveway, a large South-East facing rear garden, gas central heating and double glazing this property has the potential to make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with picture window, a dining kitchen with garden access and following up a carpeted staircase the upper level enjoys three well-proportioned double bedrooms and the home is completed by a shower room. Externally the long rear garden enjoys a drying green, outbuildings and colourful plants.

- 3 bed terraced house on quiet street
- Driveway and long rear garden
- Now in need of modernisation
- welcoming hallway
- bright lounge
- Dining kitchen
- Three ample bedrooms
- Shower room

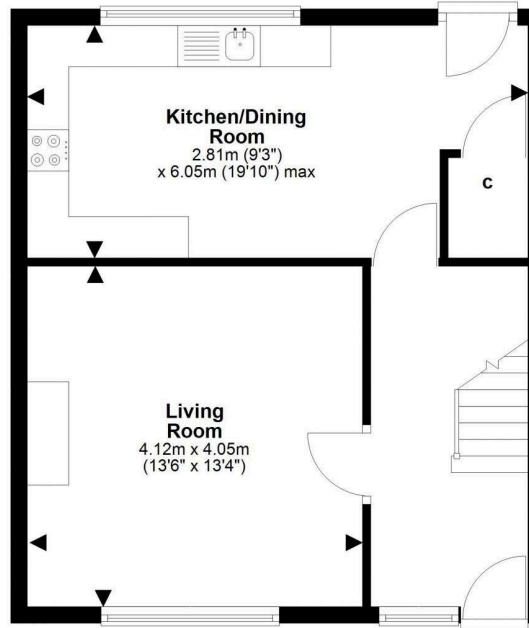
Council Tax Band: B. Energy Rating: D. Property sold as seen.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

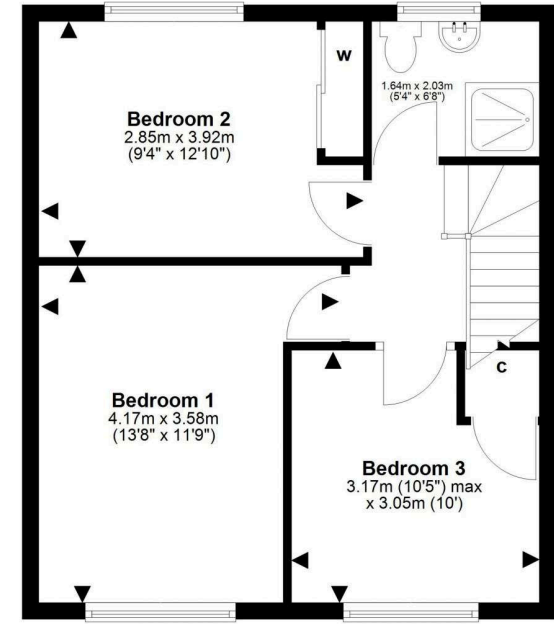


Situated west of Edinburgh the small town of Broxburn is a thriving community served by an excellent range of local amenities. The bustling high street boasts a wide variety of shops, supermarkets, cafés, pubs, and restaurants with further retail and leisure facilities available in nearby Livingston. Broxburn enjoys an excellent range of state and independent schooling. Surrounded by miles of beautiful countryside Broxburn is an ideal base to explore all the sports and leisure facilities available in and around West Lothian. Whether a relaxed round of golf or an adrenaline-pumping session at the Edinburgh International Climbing Arena at nearby Ratho. Country sports and outdoor pursuits are well catered for at Polkemmet, Almondell & Calderwood and Beecraigs country parks, plus great cycling and hillwalking opportunities are just a short drive away in the Pentland Hills. The town is increasingly popular with commuters thanks to its easy access to the M8 and M9 motorway networks, proximity to Edinburgh airport and excellent public transport links including frequent high-speed rail connections to Edinburgh and Glasgow.





Ground Floor



First Floor



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.