



28 Laing Gardens, Broxburn
Offers Over £165,000





This beautifully presented Two Bedroom end of terrace house offers an exceptional opportunity for buyers seeking a stylish and contemporary home in true walk-in condition. Located in a desirable residential area within close proximity to local amenities and excellent transport links, this property is ideal for both first-time buyers and those looking to downsize.

Upon entering, you are welcomed into a bright and inviting hallway that leads to a spacious Lounge, tastefully decorated with modern finishes and ample room for relaxation and entertaining. The modern fitted Kitchen is equipped with quality cabinetry and worktops, complemented by free standing appliances that are included in the sale, providing an ideal space for culinary enthusiasts. Upstairs, there are two Bedrooms, being a double and single each finished to a high standard with neutral décor, offering comfortable and versatile accommodation. The recently installed contemporary Shower Room features stylish fixtures and fittings, ensuring a luxurious and practical bathing experience.

Throughout the property, the décor is both modern and cohesive, creating a welcoming and move-in ready environment.

To the rear the property offers a secluded and fully landscaped rear garden creating the perfect area to relax and unwind.

Practical features include recently upgraded windows and both front and rear doors, enhancing energy efficiency and security.

The allocated parking bay, conveniently located immediately at the front door, provides hassle-free parking for residents.

This property combines modern living with every-day convenience, making it a perfect



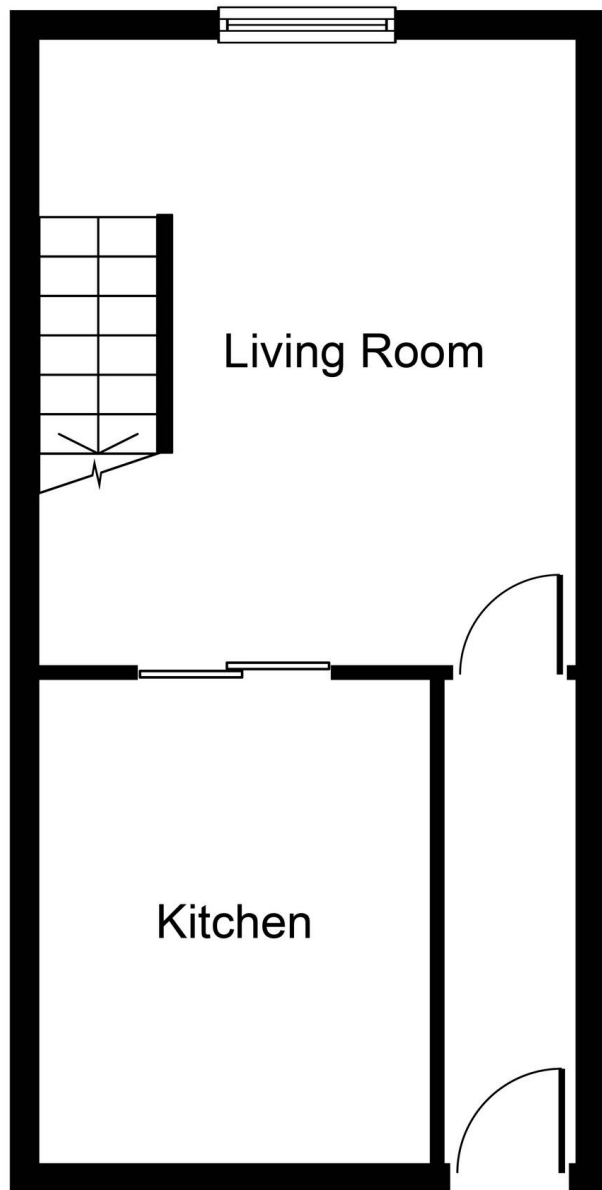
28 Laing Gardens

Broxburn

- Two Bedroom End Terraced House in true walk-in condition
- Modern Fitted Kitchen with free standing appliances included
- Contemporary modern Shower Room recently installed
- Stylishly presented and decorated throughout
- Landscaped fully enclosed rear garden offers a degree of privacy
- Allocated Parking Bay located immediately at the front door
- All Windows & Front & Rear door recently upgraded
- Within close proximity to local amenities and transport links

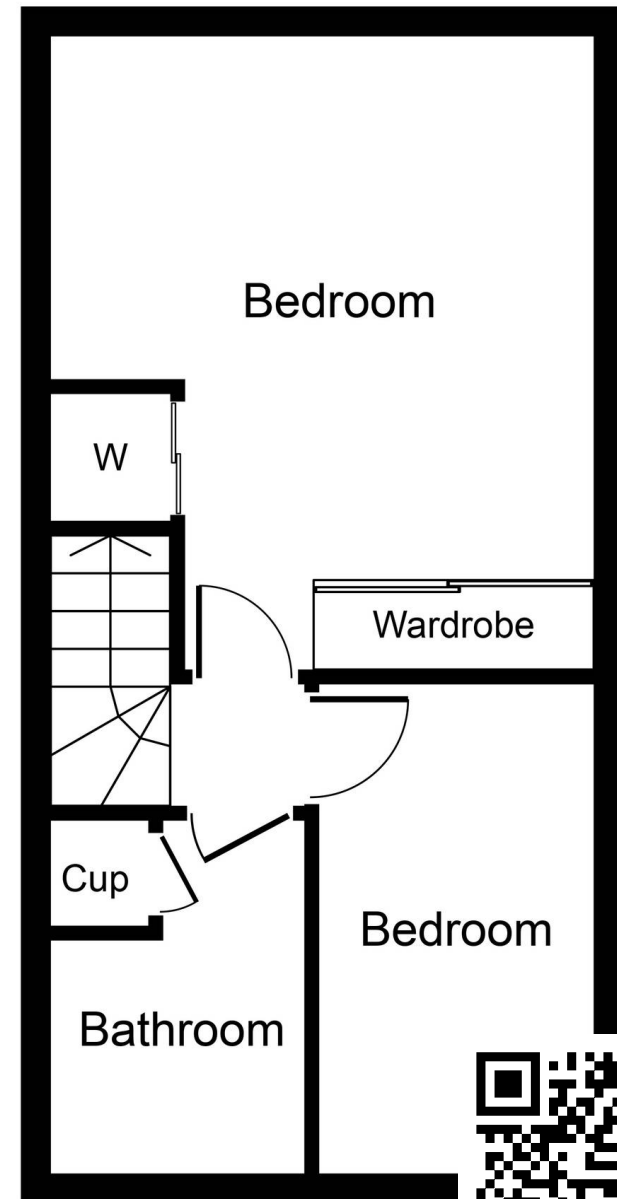
Two Bedroom End Terraced property comprising : welcoming entrance vestibule, spacious Lounge, modern fitted Kitchen. On the upper level recently installed Shower Room, Double Bedroom with storage and Single Bedroom. Fully enclosed landscaped rear garden. Allocated Parking Bay.





Ground Floor
Approximate Floor Area
299 sq. ft.
(27.77 sq. m.)

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. 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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First Floor
Approximate Floor Area
299 sq. ft.
(27.77 sq. m.)

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