



121 Nicol Road, Broxburn

Offers Over £160,000





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 two bedroom house, offered in move-in condition and situated within a popular residential area renowned for its excellent public transport links.

This attractive home features a contemporary high gloss kitchen, complete with integrated appliances that provide both style and functionality for modern living. The spacious layout offers a welcoming entrance hall leading to a bright and airy lounge, which flows seamlessly into the kitchen and dining area, creating a sociable space ideal for entertaining or relaxing with family.

The property benefits from ample storage throughout, including built-in wardrobes and additional cupboards, ensuring a clutter-free environment. The modern wet walled bathroom is fitted with both a bath and shower, offering flexibility and comfort to suit all preferences. Both bedrooms are generously proportioned, providing comfortable accommodation and



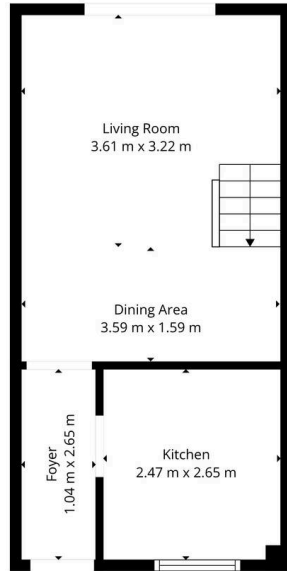
121 Nicol Road

Broxburn, Broxburn

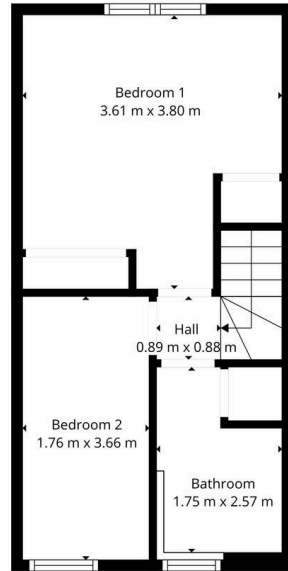
- Move In Condition Two Bedroom House
- Contemporary High Gloss Kitchen With Integrated Appliances
- Situated Within A Popular Residential Area
- Excellent Links To Public Transport
- Modern Wet Walled Bathroom With Bath And Shower
- Just A Short Walk Away From Woodland Walks
- Fully Enclosed Landscaped Rear Garden
- Gas Central Heating
- Ample Storage Throughout

Beautifully maintained 2 bed home with modern kitchen, spacious lounge, ample storage, stylish bathroom, gas heating, enclosed garden, and great transport links. Ideal location near woodland walks.





Ground Floor



1st Floor

TOTAL: 54 m²
GROUND FLOOR: 27 m², 1ST FLOOR: 27 m²
EXCLUDED AREAS: WALLS: 8 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn – EH52 5AG

01506 852000

info@knightbain.co.uk

www.knightbain.co.uk/

