



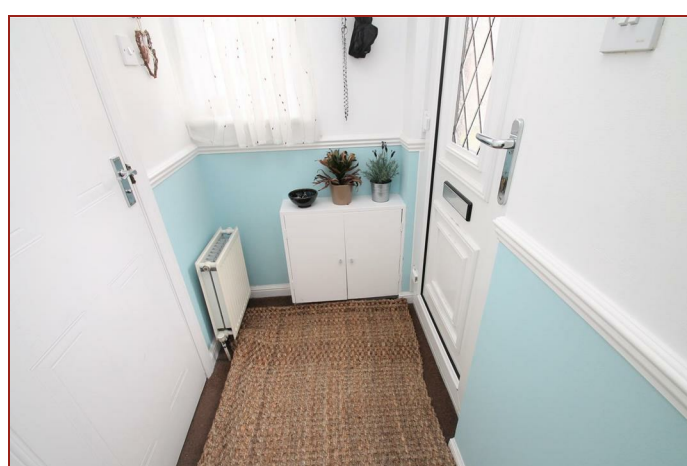


4 Greendykes Road
Broxburn
EH52 5AG
www.knightbain.co.uk

Viewing
By appointment with **Knight Bain** on **01506 852000**
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46 Laing Gardens
Broxburn
EH52 6XT
Offers Over £164,000



These particulars, whilst carefully prepared, are not warranted. Prospective purchasers should make their own enquiries to confirm the details of this property.
 4 Greendykes Road, Broxburn, EH52 5AG | Tel: 01506 852000 | Fax: 01506 300450 | info@knightbain.co.uk



Superb light and spacious semi detached house provides a fabulous family home. The property benefits from a modern Kitchen and Bathroom, ground floor WC, Driveway for several cars and a Garage. Sitting in an elevated position on the street with open views of the countryside to the rear.

Accommodation comprises -
Entrance, WC, Lounge, Dining Kitchen, Master Bedroom, Two further Bedrooms and Bathroom.
Driveway, Garage and Gardens.

Vestibule

Provides access to Lounge and WC. Front facing window. Cupboard housing fuse box. Carpeted flooring.

WC

Two piece suite. Front facing window. Vinyl flooring.

Lounge 15'6 x 14'8

Large front facing window allows this spacious room to fill with natural light. Under stair cupboard. Stairs to upper accommodation. Carpeted flooring. Door to kitchen.

Dining Kitchen 15'5 x 9'8

Modern high gloss base and wall mounted units with contrasting work top and breakfast bar. Gas hob and electric oven. Space for fridge freezer and washing machine. Rear facing window with blind. Space for dining. Patio doors to rear garden. Laminate flooring.

Upper Landing

Carpeted stairs and landing. Access hatch to attic.

Master Bedroom 11' x 10'8

Front facing window. Fitted wardrobe. Laminate flooring.

Bedroom Two 10'8 x 9'7

Rear facing window with views across countryside. Fitted wardrobe. Laminate flooring.

Bedroom Three 8'1 x 6'9

Currently used as a study. Front facing window. Laminate flooring.

Bathroom

Modern three piece suite with shower over bath. Rear facing window. Ladder radiator. Vinyl flooring.

Front Garden

Front Garden is laid to lawn.

Garage

Driveway for several cars leads to single Garage.

Rear Garden

Fully enclosed, private Rear Garden. Patio area with lawn beyond.

