










Offers Over

£260,000

17 St Johns Road

Broxburn | West Lothian | EH52 5QY

This charming three-bedroom semi-detached stone cottage offers the perfect blend of traditional character and modern comfort. The property boasts a range of features that make it an ideal home for families, couples, or anyone seeking a peaceful retreat with easy access to local amenities.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - D



Description

The accommodation in brief comprises; Entrance vestibule leading to inner hallway with great storage provisions; spacious reception room with a solid focal fireplace, dining space and full height glass doors allowing access to rear garden; Fitted kitchen with a range of wall and base units and large larder cupboard, tiling to splash areas and rear door; Principal bedroom is a great size double with high ceilings and wardrobes; two further well proportioned double bedrooms and a bathroom with a white three piece suite and separate glass cubicle with thermostatic shower and heated chrome towel rail. For further storage options the property further benefits from a fully floored loft.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

The property includes a driveway for off-street parking and an expansive rear garden featuring a large patio, two decked areas at either end of the garden, a spacious lawn, sheds, and decorative mature borders.

Viewing

Please contact Neilsons on 0131 625 2222.





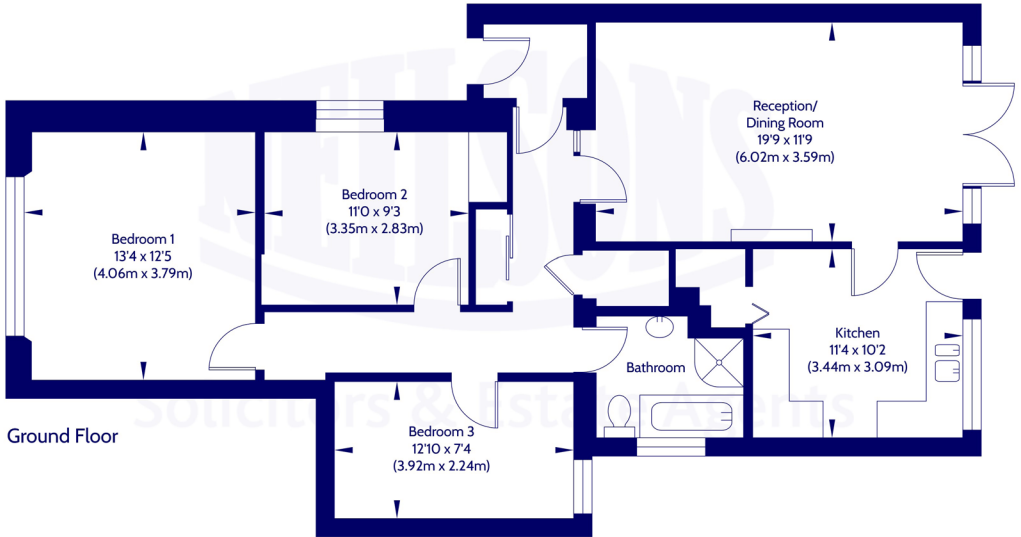
Location

The popular town of Broxburn offers a selection of shops and recreational facilities within the vicinity. Schools catering for all age groups can be found within the area. There are private leisure centers/swimming facilities nearby and in Livingston. The property is also well located for access to the M8 and M9 motorways making easy commuting to Stirling and Glasgow. A regular public transport service also operates to Edinburgh City Centre with Edinburgh airport an easy commute away. Nearby Upcall Railway also Station provides frequent services to Edinburgh & Glasgow.





Approx. Gross Internal Floor Area 91.48 Sq M / 985 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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