



GILSON GRAY

LAW • PROPERTY • FINANCE

22 LAING GARDENS

Broxburn, West Lothian, EH52 6XT



Nestled on a cul-de-sac, this modern, two-bedroom, end-terrace house forms part of a popular development in Broxburn, enjoying close proximity to a local woodland and open countryside, as well as amenities, schools, and transport links. Furthermore, the property has a lovely rear garden that is designed for alfresco dining in the sun.

Extras: all fitted floor and window coverings, light fixtures, integrated oven, gas hob, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



FEATURES

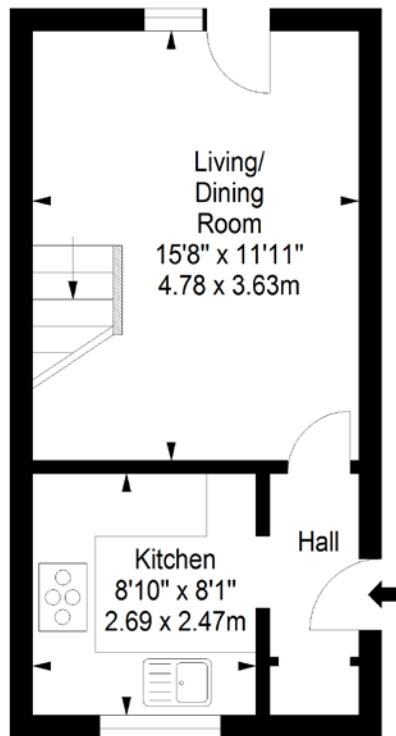
- Modern end-terrace house in Broxburn
- Part of a family-friendly development
- Attractive interiors with quality fixtures
- Welcoming entrance hall
- Living/dining room with garden access
- Fashionable modern kitchen
- Double bedroom with wardrobe
- Second versatile bedroom
- Bathroom with overhead rainfall shower
- Enclosed, easy-to-maintain garden
- Allocated off-street parking space & unrestricted on-street parking
- EPC Rating - C
- Council Tax Band - C



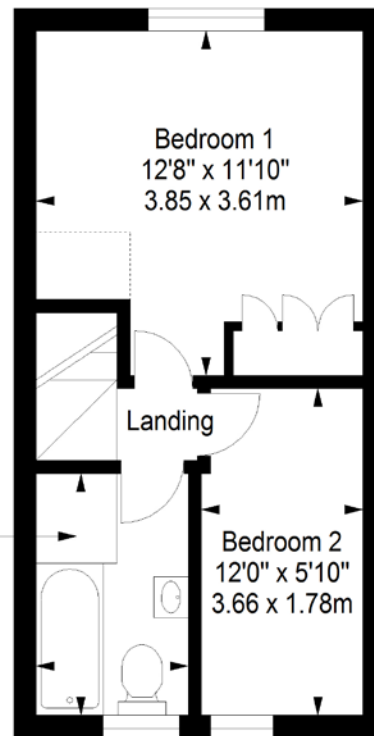
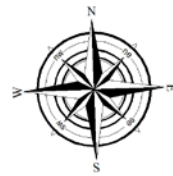
"A DOUBLE BEDROOM
WITH WARDROBE
AND A SECOND
VERSATILE BEDROOM"



Ground Floor
Approx. 27.9 sq. metres (300.3 sq. feet)



First Floor
Approx. 27.9 sq. metres (300.3 sq. feet)



Total area: approx. 55.8 sq. metres (600.6 sq. feet)

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

11 South Tay Street
DD1 1NU
01382 201 000



BORDERS

01890 880 008



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