



GILSON GRAY

LAW • PROPERTY • FINANCE

11 KIRKHILL ROAD
Broxburn, West Lothian, EH52 6HT



This end-terrace house is a bright and spacious residence located in Broxburn, close to amenities, schools, and transport links. The versatile home offers three/four bedrooms and two/one reception areas, in addition to a large dining kitchen, a family bathroom, and an en-suite. It also benefits from a fully-enclosed rear garden, which has been designed for outdoor dining in the sun. Furthermore, the home is lightly decorated to allow new buyers to easily add their own stamp.

Extras: an integrated oven/grill and gas hob 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

- Spacious end-terrace house
- Situated in popular Broxburn
- Bright vestibule and central hall
- Living/dining room with a log burner
- Well-appointed dining kitchen
- Three double bedrooms
- One versatile bedroom/dining room
- Tiled en-suite shower room
- Family bathroom with overhead shower
- Easy-to-maintain front and rear gardens
- Private driveway for off-street parking
- Double glazed windows and doors fitted in 2020
- EPC rating - E
- Council Tax Band - C







"A BRIGHT AND SPACIOUS,
FOUR-BEDROOM, END-
TERRACE HOUSE SITUATED IN
POPULAR BROXBURN"

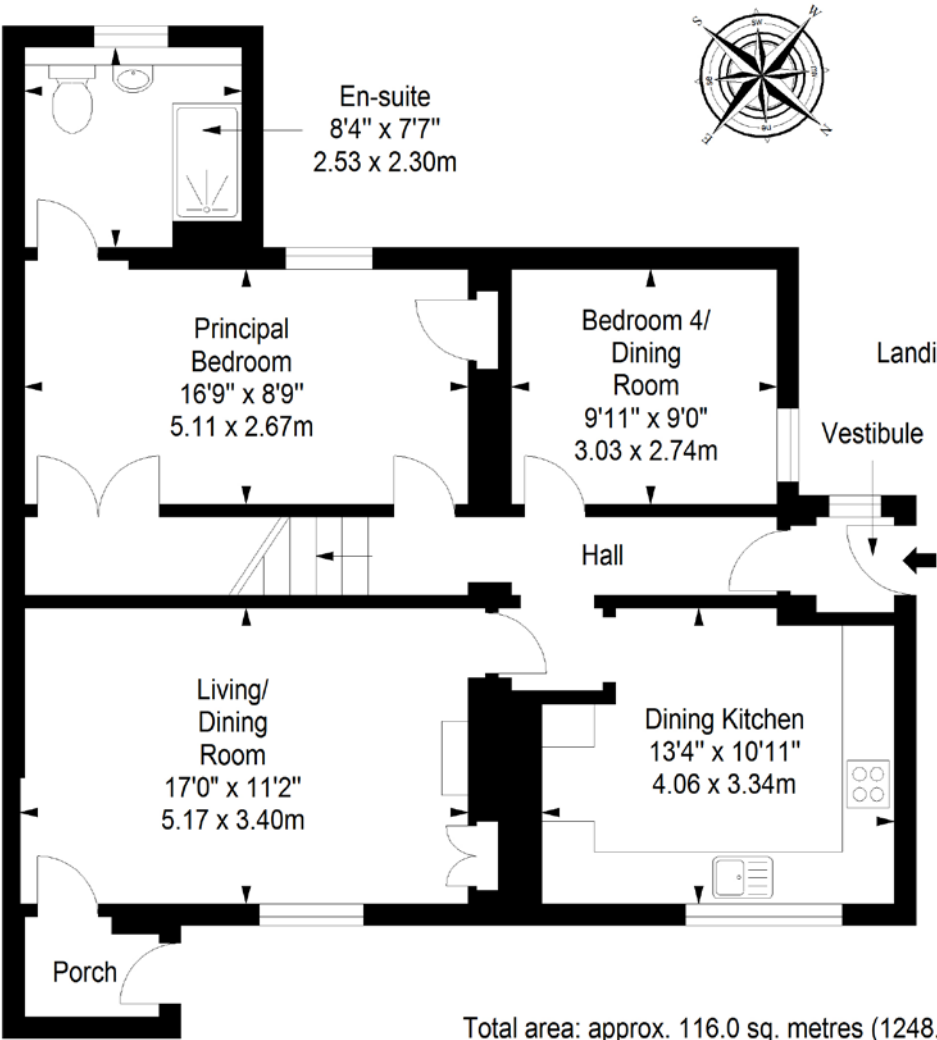




FLOORPLAN

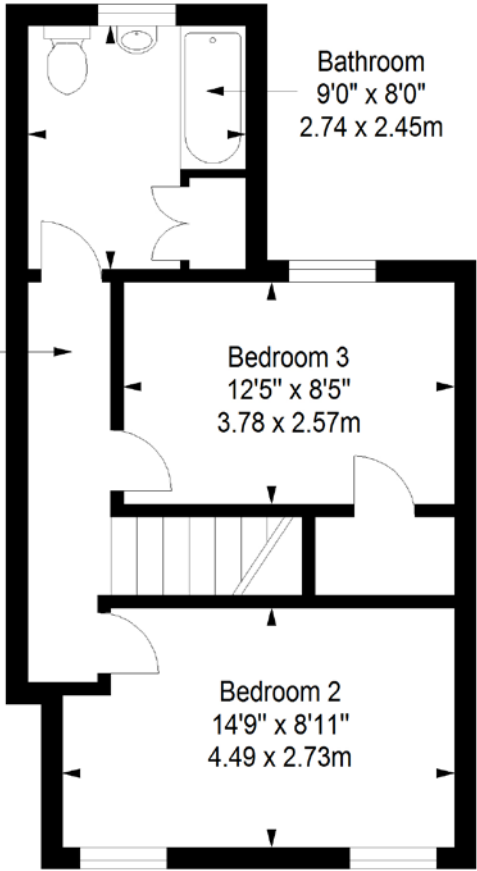
Ground Floor

Approx. 77.6 sq. metres (835.3 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.3 sq. feet)



Total area: approx. 116.0 sq. metres (1248.6 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
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GLASGOW

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G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

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DD1 1QN
01382 201 000



BORDERS

01890 880 008



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