



# Broxburn, West Lothian

LINHOUSE COTTAGE, 9 GOSCHEN PLACE, BROXBURN

Enjoying a central position just off West Main Street this attractive detached bungalow offers beautifully proportioned accommodation with generous mature private gardens, a garage and private parking.



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## DESCRIPTION

Linhouse Cottage is an attractive and beautifully proportioned detached bungalow, just off West Main Street in Broxburn, close to excellent amenities.

The Property will appeal to a variety of buyers including families and those looking for spacious accommodation on one level. The accommodation comprises:

- The property is entered into a vestibule leading to a long L-shaped hallway with two generous storage cupboards.
- The lounge is a lovely room with a feature fire surround, gas fire and sliding doors leading to a conservatory which has a beautiful outlook, and provides access to, the rear garden.
- There is a dining room off the hall which leads to the kitchen where there is an excellent range of fitted units, a window overlooking the rear decking and space for a breakfasting table and chairs.
- Off the kitchen is a useful utility room with a door to the rear garden and access to WC.
- The property has four good sized double bedrooms, one with an ensuite shower room and three of which have built-in wardrobes.
- The family bathroom is a spacious room with a bath and a separate large shower cubicle.
- The property benefits from Gas central heating and double or secondary glazing to most windows.
- Externally there is a single garage, situated to the side of the property, generous parking to the front of the garage and the property is surrounded by attractive mature private gardens with an abundance of plants and shrubs, a large decking area and a lawn to the rear. Early viewing is highly recommended to fully appreciate the accommodation on offer.

## LOCATION

Broxburn is small town in West Lothian surrounded by beautiful countryside and is an excellent area for commuters with good transport links to Edinburgh, Glasgow and Stirling with the M8/M9 being easily accessible and train services available from Uphall and Livingston. There is a good range of local shopping facilities available in the area. Nearby Livingston offers excellent shopping and leisure facilities including the Almondvale Shopping Centre and McArthur Glen Designer Outlet. For the outdoors there are several parks and woodlands including the picturesque Almondell Country Park, Jupiter Artland, tranquil walks along the banks of the Union Canal and a choice of Golf courses including Deer Park County Club and Pumpherston which are all a short drive away. Schooling is available at all levels within the area.

## EXTRAS

The hob, oven/grill, extractor hood and fridge freezer are included in the sale.

## COUNCIL TAX

Band F

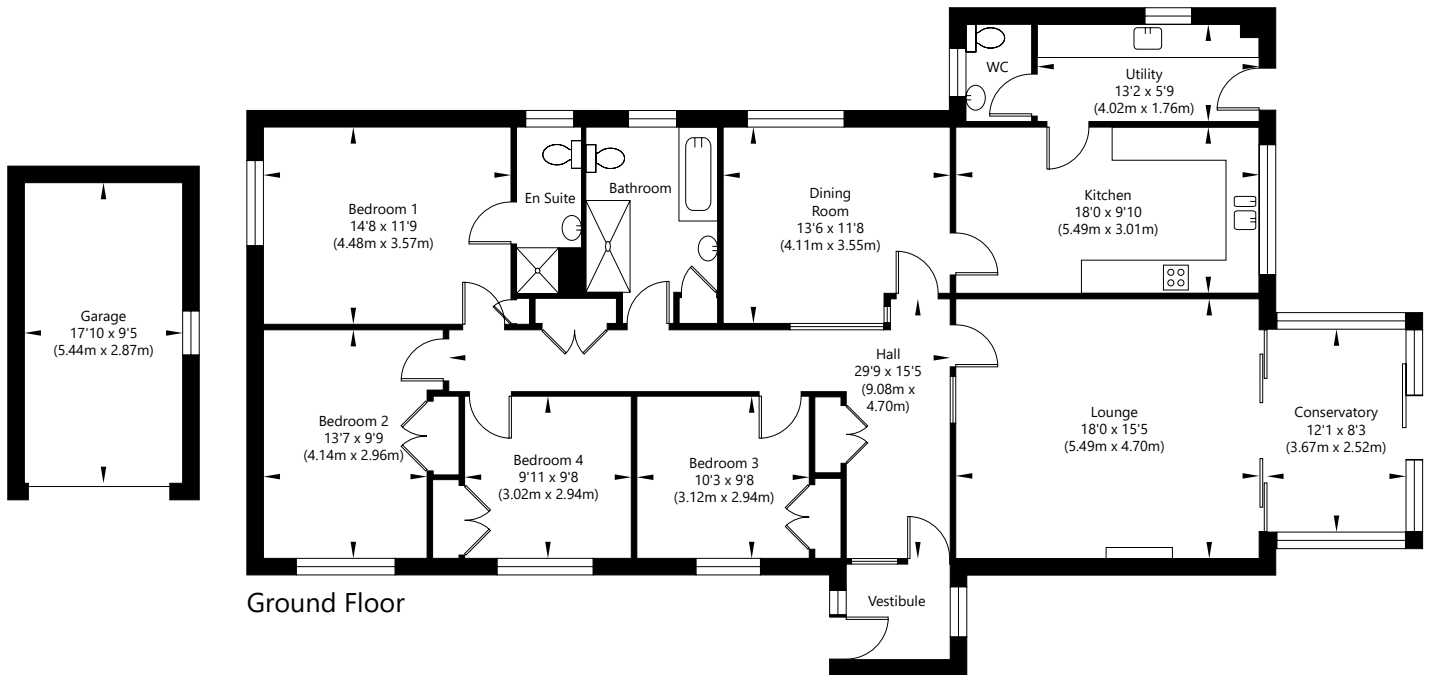
## VIEWING

Sunday 12.00pm - 4.00pm  
or by appointment with Agents: Tel. 0131 467 7550





Approx. Gross Internal Floor Area 163.76 Sq M / 1763 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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