



8 King's Well Crescent
BROXBURN | EH52 5FB



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Located in the heart of a well-established, manicured development, surrounded by excellent amenities, quick transport links and vast open green spaces is this immaculately presented three-bedroom end-terraced house with allocated parking space, private front and rear gardens, double glazing and gas central heating this property would make an ideal home in a highly sought-after location. The accommodation comprises a welcoming entrance porch, bright and spacious living room, Dining/kitchen with patio doors to the rear garden, that currently comprises a washing machine, fridge/freezer, dishwasher, oven, gas hob, fan and the boiler cupboard. Upstairs there are three well-proportioned bedrooms, two with built in storage and the master with an en-suite, an attic and the home is completed by a stylish bathroom. Externally the fully enclosed garden is made up of a lawn and patio.

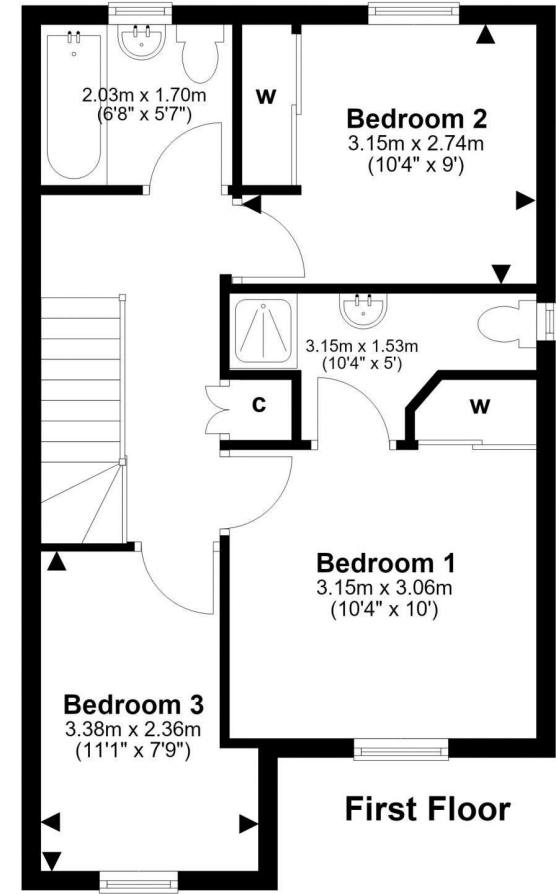
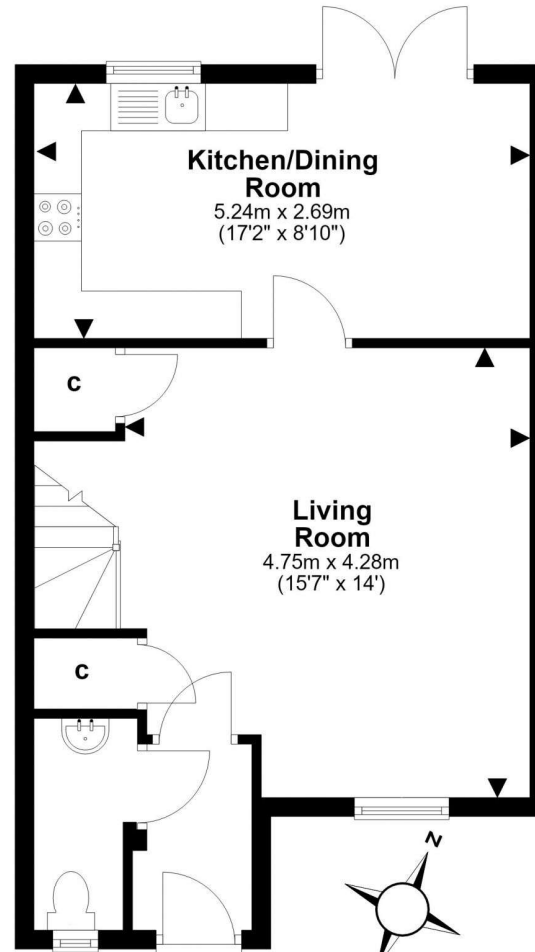
- Extremely well-presented three-bedroom end-terraced home
- Private front and rear gardens
- Entrance porch
- Bright and spacious living room
- Contemporary dining kitchen with patio doors
- Three well-proportioned bedrooms
- Stylish bathroom
- Double glazing and Gas central heating

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Integrated kitchen appliances including washing machine & dishwasher will be included in the sale of the property along with all blinds. Alarm system and ring doorbell will be removed. EPC: B. CT: D. Factoring: Ross & Liddell Approx. £13 P/M.

Situated approximately 12 miles west of Edinburgh, the small West Lothian town of Broxburn is a thriving community served by an excellent range of local amenities. The bustling high street boasts a wide variety of shops, supermarkets, cafes, pubs, and restaurants, with further retail and leisure facilities available in nearby Livingston. Broxburn enjoys an excellent range of state and independent schooling, with early years and primary education provided at the local primary schools Kirkhill, Broxburn and St Nicholas RC, followed by secondary education at Broxburn Academy and St Margaret's Academy. Surrounded by miles of beautiful countryside, Broxburn is an ideal base to explore all the sports and leisure facilities available in and around West Lothian. Country sports and outdoor pursuits are well catered for at Polkemmet, Almondell & Calderwood and Beecraigs country parks, plus great cycling and hillwalking opportunities are just a short drive away in the Pentland Hills. The town is increasingly popular with commuters thanks to its easy access to the M8 and M9 motorway networks, proximity to Edinburgh airport and excellent public transport links including frequent high-speed rail connections to Edinburgh and Glasgow.



Ground Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.