GILSONGRAY

LAW • PROPERTY • FINANCE



13 FIVESTANKS PLACE

Broxburn, EH52 6BJ

1	2	1
Public Room	Bedroom	Bathroom

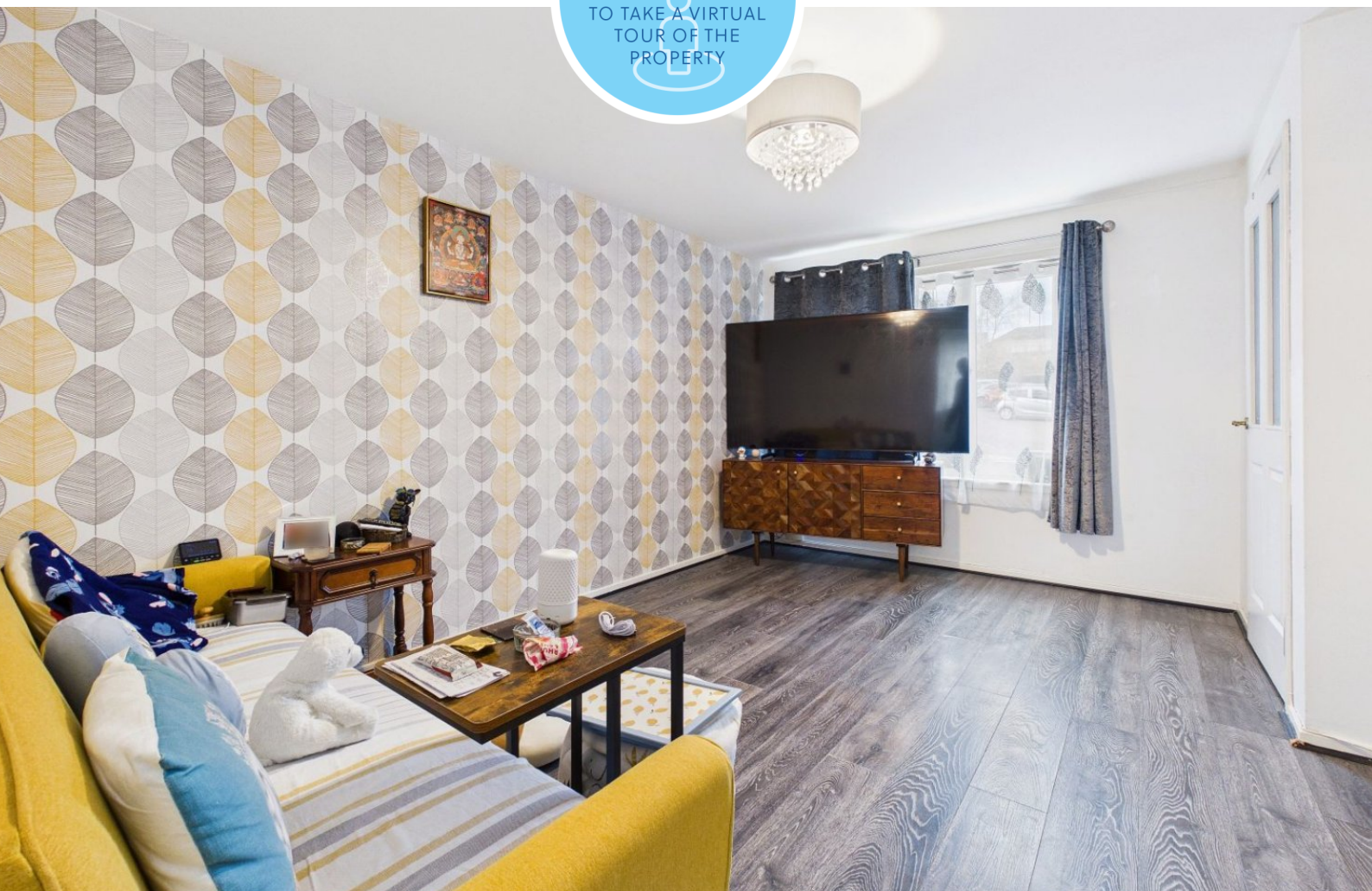
Gilson Gray Edinburgh | 29 Rutland Square, EH1 2BW | 0131 516 5366

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13 FIVESTANKS PLACE

Situated in a popular residential area of Broxburn, this mid-terraced house offers bright, attractively presented accommodation with stylish modern interiors. The home features a generous living room with useful under-stairs storage and a newly fitted dining kitchen with direct access to the rear garden. Upstairs, there are two well-proportioned double bedrooms, both with built-in wardrobes, and a family bathroom with an overhead shower. New carpeting adds a fresh finish to the upper floor, while the low-maintenance private gardens offer excellent outdoor space, with a sunny south-facing aspect, deck and seating area to the rear. A private driveway provides convenient off-street parking, completing this appealing home, which is ideally suited to first-time buyers, couples and small families. Extras: All fitted floor and window coverings, light fittings, integrated appliances, plus the fridge and washing machine are included.

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TO TAKE A VIRTUAL TOUR OF THE PROPERTY



RECEPTION ROOMS
& LIVING SPACE











FEATURES

- Contemporary mid-terraced house in Broxburn
- Attractively presented modern interiors
- Bright accommodation arranged over two levels
- Entrance hall
- Generous living room with under-stairs storage cupboard
- Newly fitted dining kitchen with rear garden access
- Two first-floor double bedrooms with built-in wardrobes
- Family bathroom with overhead shower
- New carpet on the upper floor
- Low-maintenance private gardens, south-facing to the rear with a deck and seating
- Private driveway for off-street parking









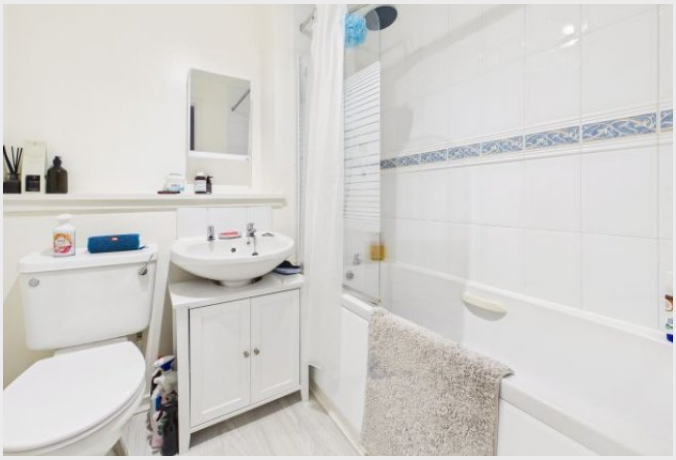
THE BEDROOMS
& BATHROOMS



BROXBURN

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.

Whether a relaxed round of golf at one of the many golf courses, or an adrenaline-pumping session at the Edinburgh International Climbing Arena at nearby Ratho, there's something for everyone. 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, close proximity to Edinburgh airport and excellent public transport links including frequent high-speed rail connections to Edinburgh and Glasgow.





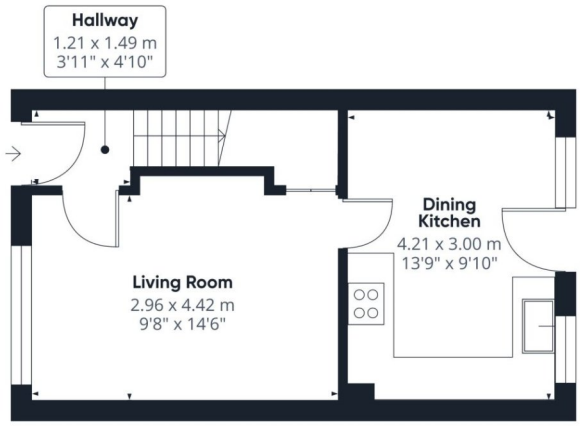


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WITH GILSON GRAY ON 0131 516 5366

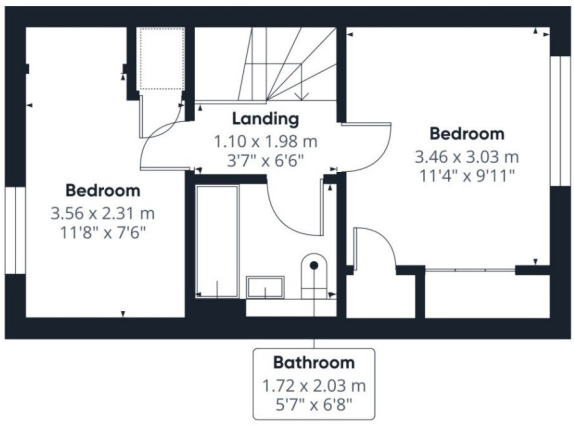
EPC RATING
C

COUNCIL TAX BAND
D

FLOORPLAN



Main Floor





FLoor Level 2

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Approximate total area[1]
58.6 m²
632 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

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