

28 Aitken Orr Drive
Broxburn EH52 5HD
Offe rs Over £ 93,000

Caesar & Howie
Solicitors & Estate Agents







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This is an excellent starter home or investment opportunity, offered from spacious and well pre- sented maisonette flat over ground and first floor levels. The property is located close to ameni- ties, schools and public transport. The location has easy access to the airport and motorway networks for commuting. Flexible/early entry is available. Chain free sale. Early viewing ad- vised.

- **Entrance porch**
- **Spacious lounge**
- **Fitted kitchen**
- **Two excellent double bedrooms**
- **Modern bathroom**
- **GCH & DG**
- **Gardens**
- **Parking close by**
- **Council Tax Band A**
- **Floor area 76m2**

Extras can include white good & some furnishings.
Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email property@caesar-howie.co.uk

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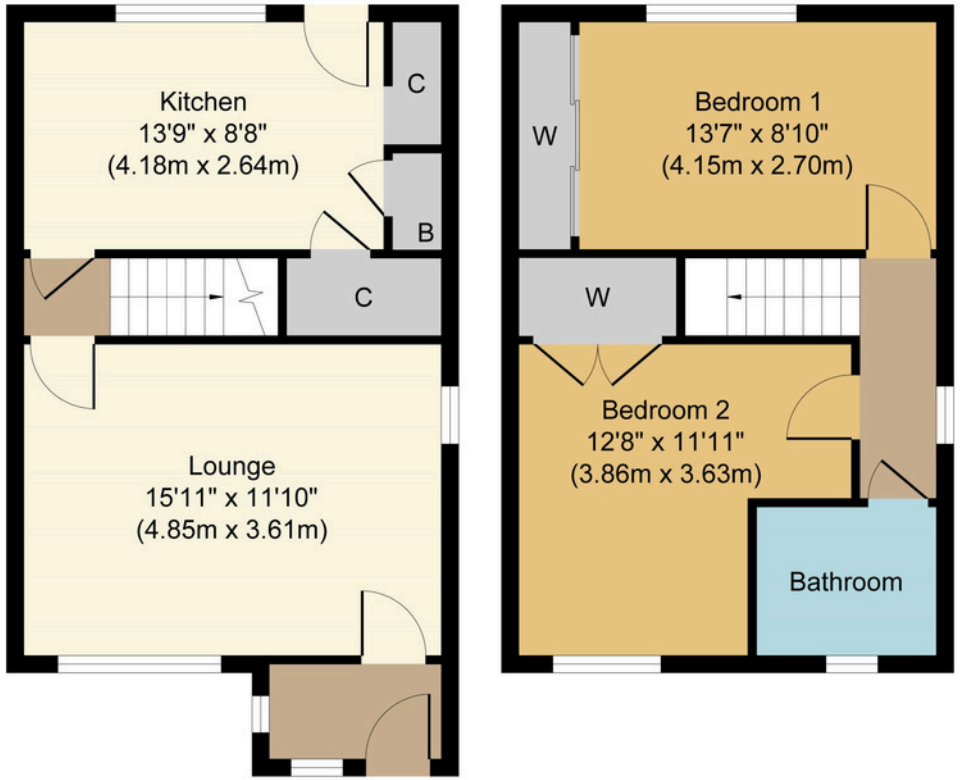

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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