



12 Cardross Road

Broxburn, EH52 6HX

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Description

An excellent opportunity has arisen to acquire this lovely 2-bedroom upper villa located within the popular Town of Broxburn. The property is presented to the market in good order throughout and has been painted in neutral tones. The accommodation briefly comprises a welcoming entrance hall, a bright and spacious lounge with feature fireplace, fitted kitchen, two good sized light and airy double bedrooms and a contemporary bathroom with white three-piece suite with glass screen and electric shower over the bath. The property further benefits from gas central heating, double glazing, private gardens to the side and rear. There is on street parking available to the front of the property. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size and standard of the property.

Location

Broxburn is a popular commuter town, located 12 miles west of Edinburgh, with a traditional stone-built village centre and high street, combined with modern residential developments. Local shopping and amenities are available along the main street A899, whilst Edinburgh's Gyle and Livingston retail centres offer major high-street names and restaurants. Broxburn has four schools including Broxburn Primary, Kirkhill Primary, St. Nicholas Roman Catholic Primary and the highly regarded Broxburn Academy. Regular bus services are available for travel throughout the area, and Broxburn has good direct road links to Edinburgh, Livingston, Linlithgow and Edinburgh Airport, whilst nearby Uphall railway station provides rail connections to Edinburgh, Livingston and Glasgow.

Extras

All furniture can be included in the sale price if required.



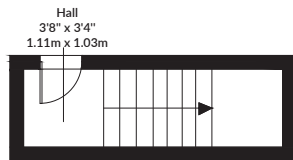


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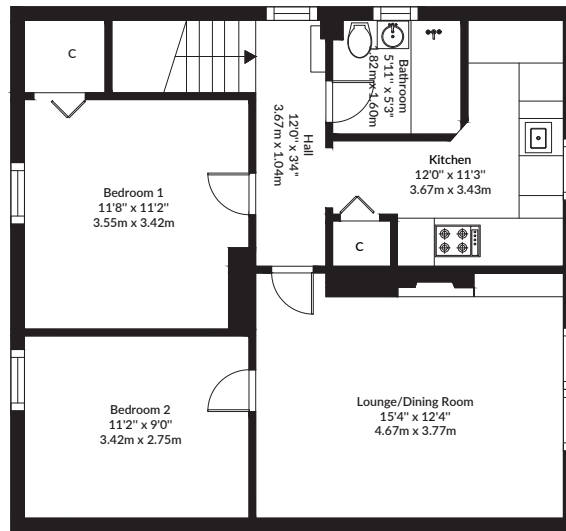
Features

- Entrance hall
- Lounge
- Kitchen
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Private gardens to the side and rear
- On-street parking





FLOOR 1



FLOOR 2

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This plan is for layout guidance only and is not drawn to scale, whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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