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solicitors & estate agents



## 22 McLeod Street, Broxburn

Offers Over £130,000

- Spacious Bungalow
- 3 Bedrooms
- Modern Kitchen
- Lounge / Diner
- Great Storage
- Fresh Decor
- Gas Central Heating
- Early Viewing Advised





# 22 McLeod Street, Broxburn

## Description

Presented to the market in walk in condition is this delightful end terraced bungalow. This property is well placed for Broxburn's town centre and other local amenities and will suit a variety of buyers including the less mobile and retirees. It further benefits from gas central heating, double glazing, fresh decor and excellent storage. Early viewing is advised.

## Accommodation

The accommodation is arranged over one level and has a spacious lounge with patio doors giving access to the courtyard.

The modern fitted kitchen has ample storage units, contrasting work tops, five ring gas hob and electric oven. White goods included in the sale are the washing machine, tumble dryer and fridge freezer. There are three bedrooms all with built in storage. The shower room completes the accommodation.

## Outside

Fully enclosed low-maintenance courtyard garden with timber decking area and slabbed patio area. Parking is on street

## Local Area

Broxburn is a town situated approximately five miles west of Edinburgh and is well served with extensive shopping and banking facilities. The town is ideally located for easy access to Edinburgh, Glasgow, the City bypass and Edinburgh Airport via the M8 motorway. There is also a rail link at nearby Uphall Station.

## Lounge / Diner

4.6m x 4.43m (15'1" x 14'6")

## Kitchen

4.65m x 2.60m (15'3" x 8'6")

## Bedroom 1

3.70m x 3.20m (12'2" x 10'6")

## Bedroom 2

3.7m x 3.10m (12'2" x 10'2")

## Bedroom 3

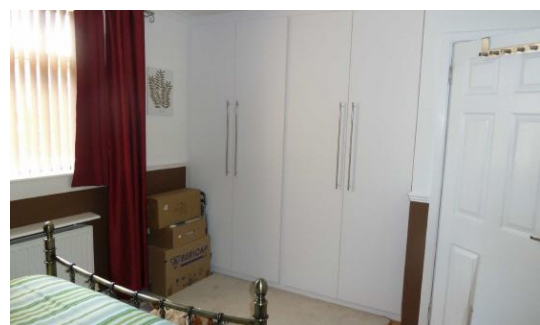
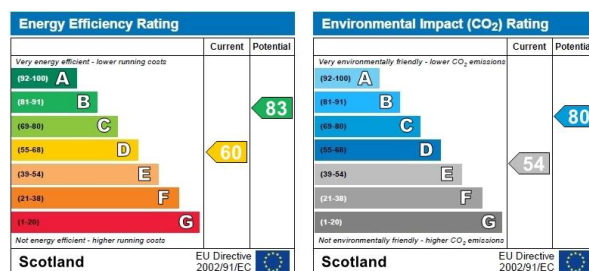
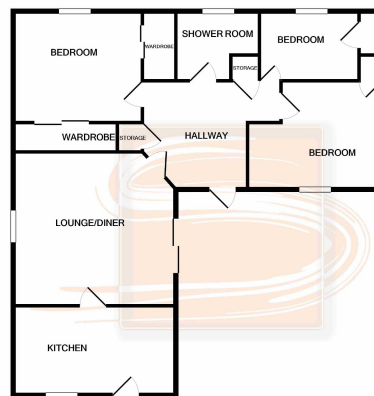
3.00m x 2.21m (9'10" x 7'3")

## Shower Room

2.30m x 2.00m (7'7" x 6'7")

## Contact Us

To arrange a viewing or for further details please call 01506 826232 or email [property@sneddons.com](mailto:property@sneddons.com).



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