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Parklands, Broxburn



This immaculate three-bedroom home in a popular residential area of Broxburn offers bright, spacious interiors and a comfortable lifestyle.

Showcasing an impressive layout the residence includes a light-filled, east-facing lounge that flows seamlessly into a versatile dining room and onto the enviable west-facing conservatory. The stylish modern kitchen, with direct access to the garden, enhances the feeling of space on the ground floor. Completing the accommodation are three generous double bedrooms, a guest WC, and a contemporary family bathroom. Boasting meticulously kept front and rear gardens, along with an integral garage, the home is in move-in-ready condition.

Conveniently located near the heart of Broxburn, it offers easy access to a range of leisure and retail amenities, and local schools, excellent rail and road links.

What's special about this house

- Light-filled east-facing lounge with bay windows overlooking the front garden. Adorned with a neutral décor, plush carpeting and a living flame fireplace it is warm and inviting.
- Versatile dining room adjoining both the lounge and kitchen and opening into the west-facing conservatory via sliding doors.
- Desirable conservatory enjoying garden views and access.
- Generous modern kitchen with a delightful rear garden aspect, featuring shaker-style wall and floor units, smooth grey worktops, and a tiled splashback. Integrated appliances include an induction hob, oven, and grill, and there is a breakfast bar to seat two.
- West-facing principal double bedroom enjoying a peaceful rear aspect and a calm colour palette along with built-in mirrored wardrobes.
- Neat easterly front garden bordering the driveway. To the rear there is an appealing blend of sandstone paving, decorative stones and mature shrubbery, creating a tranquil and private west-facing escape.
- Monoblock driveway and an integral garage offer ample off-street parking.









Location and Amenities

- A peaceful residential setting yet close to the centre of Broxburn.
- Broxburn town centre has a variety of independent stores, supermarkets, bustling pubs, and popular restaurants along with a library, swimming pool, bowling club, and sports centre.
- Ideal commuter location close to the M8 with easy access to Edinburgh (12 miles) and Glasgow (34 miles); the M9 is a short drive away.
- Uphall Railway Station with regular and swift links to Edinburgh and Glasgow is less than a 10-minute drive.
- Edinburgh International Airport is just a 15-minute drive from the property.
- Picturesque walks, and cycles are available at scenic green spaces that include Broxburn Community Woodlands, the Union Canal, and Almondell and Calderwood Country Park.

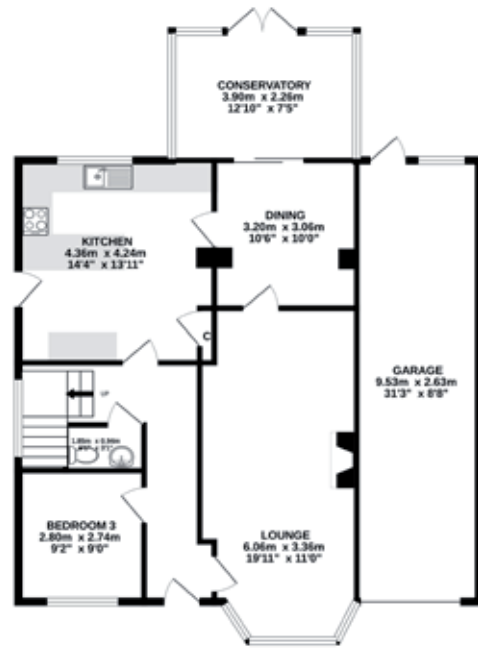
“Bright and spacious three-bedroom home in turn-key condition situated close to local amenities, transport links, and green space.”

Home Report valuation	£265,000
Internal floor area	162 m ²
School catchment	Broxburn and Holy Family RC Primary Schools, and Broxburn Academy
EPC Rating	Band D
Council tax band	Band E
Train station	Uphall Train Station

Extras

All floor coverings, all light fittings, all blinds, and all curtains are included.

Ground Floor / First Floor



Dimensions

Ground Floor

Lounge	6.06m x 3.36m
Kitchen	4.36m x 4.24m
Dining	3.20m x 3.06m
Conservatory	3.90m x 2.26m
Bedroom (3)	2.80m x 2.74m
Garage	9.53m x 2.63m

First Floor

Bedroom (1)	4.35m x 3.94m
Bedroom (2)	3.57m x 2.82m
Bathroom	3.40m x 3.29m

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Steven Irvine
Property Manager

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute 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.