



55 Cleghorn Drive, Broxburn

Offers Over £185,000





The town of Broxburn is well placed for commuting with easy access to the M8/M9 motorway network for travel throughout the central belt and beyond. Local buses link up the surrounding towns and villages whilst the railway station in nearby Uphall Station provides a regular service to both Edinburgh and Glasgow. Edinburgh Airport is within easy reach. Further shopping and recreational facilities are available in nearby Livingston, where The Centre, The Elements and the Designer Outlet have many high street stores, restaurants, a health club and a multi screen cinema. Alternatively, The Gyle Centre in Edinburgh is a short drive away.

This impressive three bedroom semi detached house occupies an extensive corner plot and presents an outstanding opportunity for buyers seeking a spacious, versatile home with significant potential.

Offered chain free for a smooth and uncomplicated purchase, the property is ideally positioned close to local transport links and amenities, ensuring convenience for commuters and families alike. The accommodation features three generous double bedrooms, each benefiting from built-in storage, contributing to the abundance of storage solutions found throughout the home. The bright and well appointed living room is flooded with natural light, providing an inviting space for relaxation and entertaining.

The property offers a blank canvas for those wishing to update and personalise the property to their own taste, while the overall layout lends itself to a variety of reconfiguration possibilities.



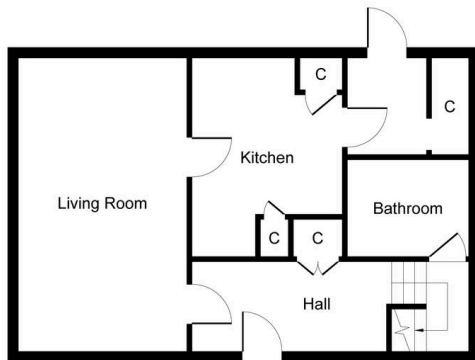
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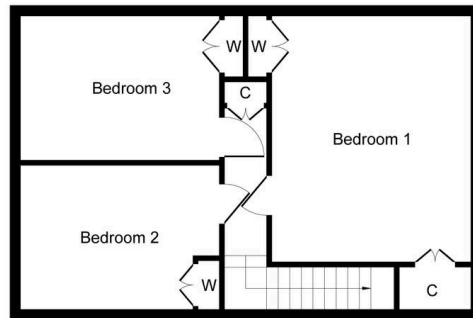
- Three Bedroom Semi Detached House On Extensive Corner Plot
- Three Double Bedrooms With Storage
- Chain Free Purchase
- Detached Garage And Gated Driveway For Several Vehicles
- Fully Enclosed Expansive Rear Wrap Around Garden
- Close To Local Transport Links And Amenities
- Abundance Of Storage Throughout
- Blank Canvas With Huge Potential
- Bright And Well Appointed Livingroom

Spacious chain free 3 bed semi on a large corner plot with garage, gated driveway, built-in storage, and scope to modernise. Close to transport and amenities. Ideal for families or commuters.





Ground Floor
Approximate Floor Area
512 sq. ft
(47.53 sq. m)



First Floor
Approximate Floor Area
512 sq. ft
(47.53 sq. m)

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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