




McEwan Fraser Legal

Solicitors & Estate Agents

01506 537 100

3 Kilpunt Gardens

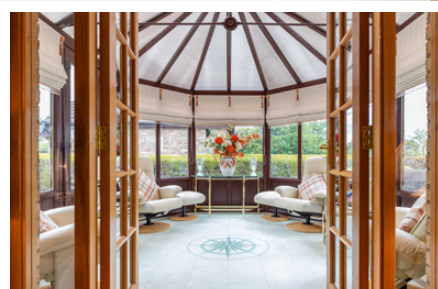
BROXBURN, WEST LOTHIAN, EH52 5AT

BROXBURN | WEST LOTHIAN

Kilpunt Gardens located within the town of Broxburn; a few miles from Edinburgh and central Scotland's arterial travel network (M8, M9 & M90), as well as Edinburgh Airport. The town benefits from a selection of local shops, a post office, banks, restaurants and recreational facilities including a swimming pool. The steadings are also well located for walks along the banks of the river Almond, the Union Canal or through Almondell and Calderwood Country Park.

There is an excellent bus service which links the town of Broxburn with Edinburgh and the surrounding districts and a railway station in nearby Uphall that provides regular access to Edinburgh and Glasgow. Primary and secondary education is available locally, whilst excellent shopping can be found at the Gyle centre (approx. 5 miles away); with Marks and Spencer, Morrison's supermarket and several other well-known retailers, whilst the nearby town of Livingston also boasts extensive shopping and leisure facilities. Edinburgh city centre is approx. 11 miles away, offering everything you would expect of Scotland's vibrant capital city.





3 KILPUNT GARDENS

McEwan Fraser Legal are delighted to bring to the open market this fantastic three-bedroom detached bungalow. Great emphasis has been placed on the creation of easily managed and free flowing space on a bright and fresh layout. On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs.

In more detail the property consists of welcoming porch to hallway with generous storage and access to the attic. The large lounge with bay window is bright and airy and allows for free standing furniture and different furniture configurations. Access to the conservatory is through the lounge, a fantastic space for unwinding. Access to the back garden can be found from the conservatory.

The kitchen comes with floor to ceiling units, hob, hood, oven, microwave, integrated dish washer and breakfasting bar. The utility room provides additional storage as well as space for a washing machine, tumble dryer and fridge freezer.

There are three good sized bright and airy bedrooms, the master benefits from built in storage as well as an en suite with walk in shower, wash hand basin, towel rail and W/C. Bedroom two also benefits from built in storage. Bedroom three is currently being used as a dining room showing how versatile this property can be. The family bathroom completes the property internally with walk in shower, wash hand basin, towel rail and W/C.

Externally the front garden is laid to lawn, there is a driveway providing ample off-street parking and access to the garage which benefits from power and light. The secure back garden is also laid to lawn and has a patio area, pond, summer house and green house.

The property also benefits from gas central heating and double-glazed windows.

Early viewing is highly recommended.



SPECIFICATIONS

Floor Plan, Dimensions and Location



Approximate Dimensions (Taken from the widest point)

Lounge	5.20m (17'1") x 4.90m (16'1")
Kitchen	4.11m (13'6") x 2.78m (9'1")
Utility	2.77m (9'1") x 1.67m (5'6")
Conservatory	3.68m (12'1") x 3.22m (10'7")
Bedroom 1	3.60m (11'10") x 3.11m (10'2")
En-suite	3.27m (10'9") x 0.98m (3'3")
Bedroom 2	3.42m (11'3") x 3.20m (10'6")
Bedroom 3	3.43m (11'3") x 2.50m (8'2")
Shower Room	2.77m (9'1") x 1.59m (5'3")

Gross internal floor area (m²): 103m² EPC Rating: D

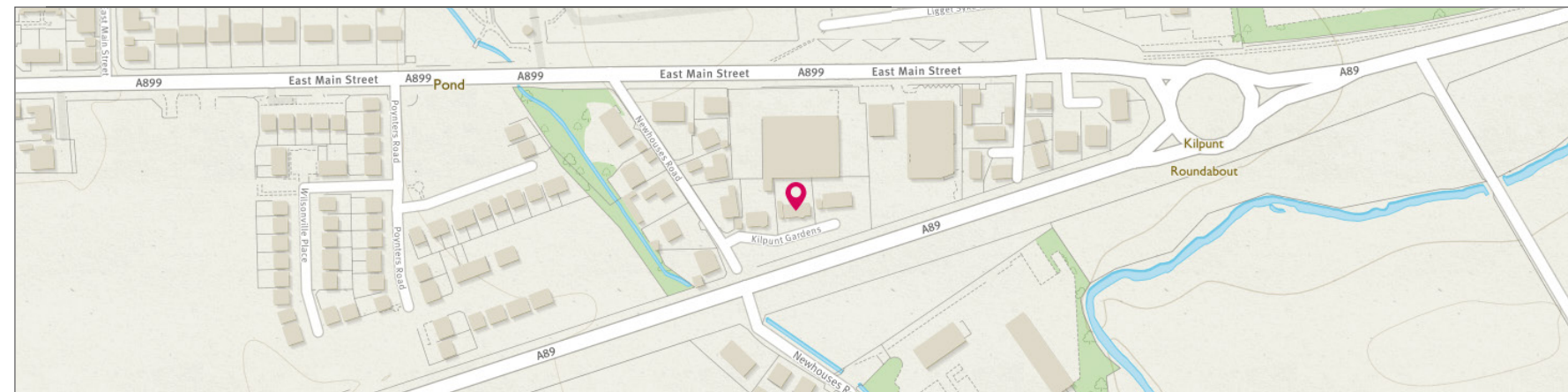


Image credit: <https://www.dunmancourtyes.co.uk/gallery/>




McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01506 537 100
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
GRAEME NIMMO
Surveyor



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
ABBEY TURPIE
Designer