




McEwan Fraser Legal

Solicitors & Estate Agents

01506 537 100

3 Kilpunt View

BROXBURN, EH52 5BH

BROXBURN

3 Kilpult View is situated in a small development on the outskirts of Broxburn. It is an ideal commuter base for those travelling to Edinburgh, the airport, Glasgow and other areas, by way of the excellent road and motorway networks. Whilst there remains large areas of agricultural land and open countryside, allowing the enjoyment of pursuits such as horse riding and 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. For variety, there is a Tesco superstore in South Queensferry which is easily accessible from the property, whilst the nearby town of Livingston also boasts extensive shopping and leisure facilities. Edinburgh city centre is only 11 miles away, offering everything you would expect of Scotland's vibrant capital city.





3 KILPUNT VIEW

McEwan Fraser Legal are delighted to bring to the open market this three-bedroom detached bungalow offering flexible living space to suit modern family life.

In more detail the property consists of a welcoming hallway with ample storage. The kitchen/diner comes complete with a range of floor and wall mounted units and integrated kitchen appliances and ample space for a large dining table. The lounge benefits from living flame gas fire and beautiful fire surround and will easily accommodate free standing furniture and different configurations. The conservatory is the perfect place to unwind and also provides access to the back garden. The property also benefits from a utility room additional storage and space for washing machine and tumble dryer. Access to the side garden can also be found here.

There are three good sized bright and airy bedrooms all with built in storage and all allowing for free standing furniture. The master also benefits from an En suite with walk in shower, wash hand basin and W/C.

The family bathroom completes the property internally with shower over bath, wash hand basin and W/C.

Externally the front garden is laid to lawn, there is a large drive providing off street parking leading to a single garage with power and light.

The secure back garden is mostly laid to lawn and also benefits from a patio area.

The property also benefits from gas central heating, double glazed windows and security alarm system.



SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Lounge	3.98m (13'1") x 3.96m (13')
Kitchen	5.93m (19'5") x 3.98m (13'1")
Utility	2.07m (6'9") x 1.64m (5'5")
Bedroom 1	6.27m (20'7") x 3.00m (9'10")
En-suite	2.62m (8'7") x 1.06m (3'6")
Bedroom 2	4.23m (13'11") x 3.05m (10')
Bedroom 3	3.98m (13'1") x 3.02m (9'11")
Bathroom	2.35m (7'9") x 1.90m (6'3")
Conservatory	3.71m (12'2") x 2.65m (8'8")
Garage	5.60m (18'4") x 3.10m (10'2")

Gross internal floor area (m²): 117m² | EPC Rating: D





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Tel. 01506 537 100

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
GRAEME NIMMO
Surveyor



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
ABBEY TURPIE
Designer

