



17 Burnside

Dechmont EH52 6LQ

Offers Over £133,000

Caesar & Howie
Solicitors & Estate Agents



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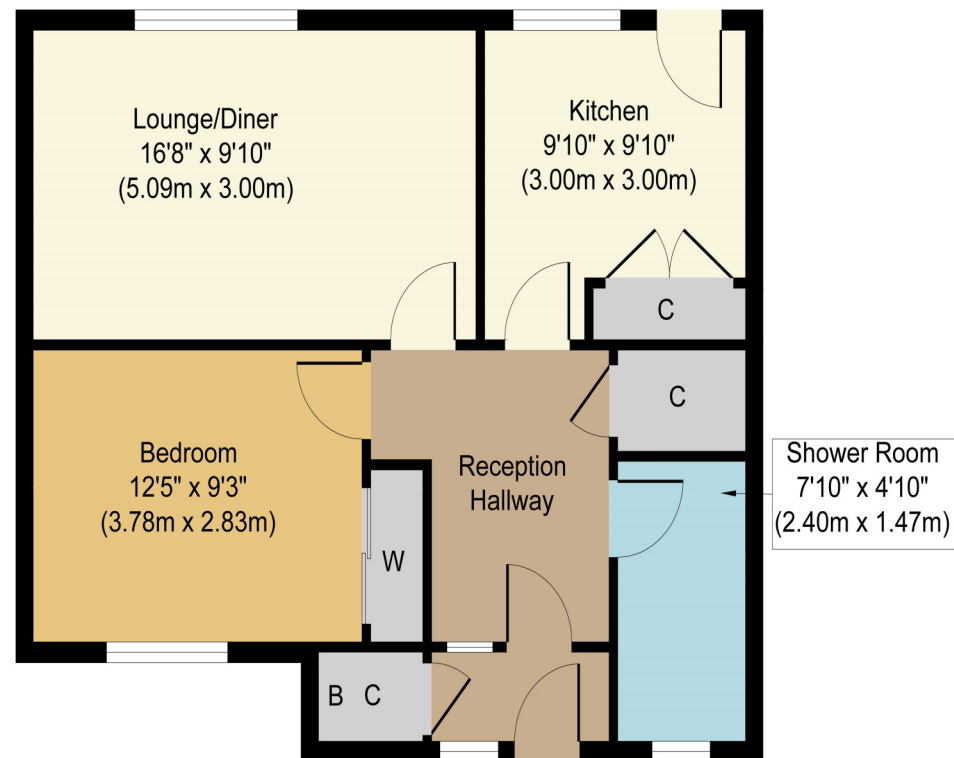
This is a well presented semi detached bungalow, situated in a quiet and sought after location. It will provide an ideal purchase as a retirement property perhaps or for a first time buyer. It has well proportioned rooms throughout and is set within attractive gardens and surroundings. The village provides a local store/Post Office, and public transport is available. Nearby Uphall, Broxburn and the major town of Livingston provide a host of amenities, shopping and services. There is also swift access to the airport, Edinburgh and surrounding areas via the nearby M8 and A89 road networks. Early/flexible entry is available and is chain free.

- **Entrance porch/storage**
- **Hallway**
- **Spacious lounge/dining**
- **Modern fitted kitchen**
- **Double bedroom (built-in wardrobe)**
- **Large modern shower room**
- **GCH/DG**
- **Attractive gardens, (3 sides) + Shed**
- **Non allocated parking area close by**
- **Council Tax Band A**

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email mam@caesar-howie.co.uk



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Approximate Floor Area
574 sq. ft
(53.29 sq. m)

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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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