



23 Kirkhill Terrace

Broxburn EH52 6JG

Offers Over £144,000

Caesar & Howie

Solicitors & Estate Agents



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Early viewing of this fully modernised and immaculate lower villa flat is highly advisable to avoid disappointment. It will make a superb first buy or ideal retirement property perhaps, has been modernised to a high standard and is a real credit to its former owner. It has a high spec fitted kitchen, with large range of units and integrated appliances, modern walk-in shower room and excellent bedroom storage with built-in wardrobes. Recently landscaped gardens, composite decking, new fences etc/low maintenance. Located in a sought after area and well placed for amenities, public transport, local shops etc.

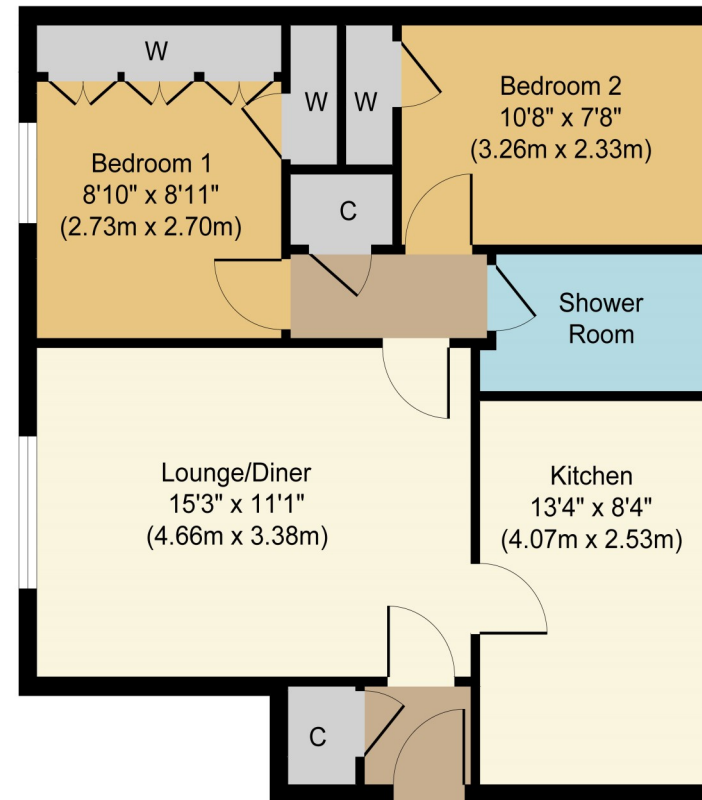
- **Entrance**
- **Lounge**
- **Luxury fitted kitchen (integral appliances)**
- **Modern shower/wet room**
- **Two bedrooms (built-in/fitted wardrobes)**
- **Attractive landscaped gardens**
- **Lock up garage**
- **Substantial basement/sub floor**
- **GCH & DG**
- **On street parking bays**
- **Council Tax Band B**

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



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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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