



72 West Main Street, Broxburn

Offers Over £155,000







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.

Presenting this exceptional two-bedroom traditional main door flat, offering a harmonious blend of classic design and contemporary convenience. Step into a luminous and airy space, where a well-proportioned lounge welcomes you with large front facing windows, filling the room with natural light. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest.

The heart of the home lies in the contemporary and versatile kitchen, featuring a fantastic range of wall and base units that cater to all culinary needs. An additional reception/dining room provides a flexible space for entertaining guests or enjoying peaceful family meals.

To the rear is a beautifully landscaped private rear garden.

Benefiting from a driveway to the front, this property ensures convenient parking for residents and guests alike.





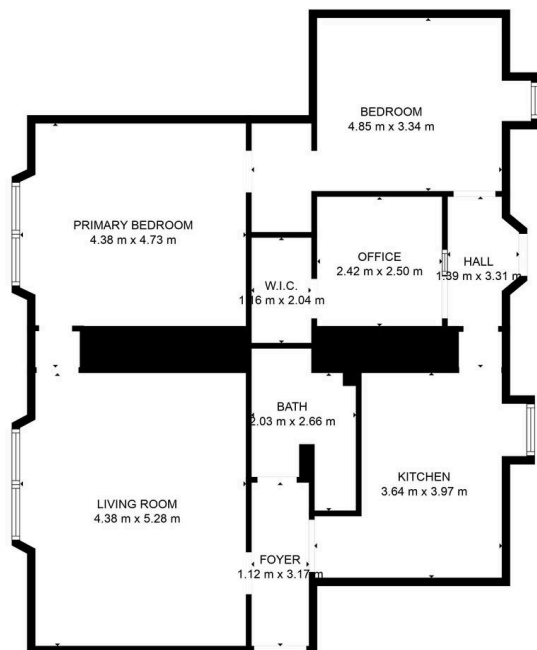
## 72 West Main Street

Broxburn, Broxburn

- Bright And Spacious Two Bedroom Traditional Build Main Door Flat
- Well Proportioned Lounge With Large Double Front Facing Windows
- Two Double Bedrooms
- Contemporary And Versatile Kitchen With A Great Range Of Wall And Base Units
- Driveway To The Front
- Reception/Dining Room
- Private Fully Landscaped Rear Garden
- Located Close To Local Amenities
- Double Glazed Throughout

Exceptional two-bedroom traditional main door flat with contemporary convenience and classic design. Luminous lounge, spacious double bedrooms, contemporary kitchen, reception/dining room, private rear garden, driveway. Prime location close to amenities. Modern living in a traditional setting. Comfort, elegance, convenience. Timeless charm, modern convenience.





**TOTAL: 97 m<sup>2</sup>**  
FLOOR 1: 97 m<sup>2</sup>  
WALLS: 7 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







## KnightBain Estate Agents

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