



44 New Holygate, Broxburn

Offers Over £130,000





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.

Introducing this charming two-bedroom cottage, a chain-free purchase that presents an ideal opportunity for first-time buyers. Boasting a unique layout, the property features two double bedrooms – ensuring privacy as one is situated upstairs, while the other resides on the ground level.

Upon entering, one is greeted by a bright and spacious living area, perfect for both relaxation and entertaining. The decked rear garden offers a serene retreat and overlooks the calming burn – a picturesque spot to unwind after a long day.

The heart of the home lies in the contemporary kitchen, which is equipped with ample wall and base units for storage and workspace. Whether preparing meals for oneself or hosting guests, this kitchen provides a functional and stylish environment for culinary endeavours.

Conveniently located on the ground level is the bathroom, offering ease of access and



44 New Holygate

Broxburn, Broxburn

- Charming Two Bedroom Cottage
- Chain Free Purchase
- Ideal For First Time Buyers
- Two Double Bedrooms One Upstairs One Ground Level
- Bright And Spacious Living Area
- Decked Rear Garden Over Looking The Burn
- Contemporary Kitchen With Ample Wall And Base Units
- Bathroom On Ground Level

This two-bedroom chain-free cottage is ideal for first-time buyers. Unique layout with double bedrooms for privacy. Bright living area, decked garden with burn views. Contemporary kitchen, ground-level bathroom. Comfortable, convenient, and charming home.





FLOOR 2



FLOOR 1

TOTAL: 64 m²
FLOOR 1: 44 m², FLOOR 2: 20 m²
EXCLUDED AREAS: LOW CEILING: 0 m²
WALLS: 8 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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