



31j East Main Street, Broxburn
Offers Over £92,500



KnightBain



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 an exceptional opportunity to acquire a one bedroom detached house, this property is ideally situated within walking distance of local shops and convenient travel links, making it an excellent choice for both first time buyers and investors seeking a well-connected location. The home is thoughtfully designed to maximise space and comfort, featuring an inviting open plan lounge and kitchen area that provides a versatile setting for relaxing, dining, and entertaining. The modern kitchen is well-appointed, offering ample storage and workspace, while the lounge benefits from natural light, creating a bright and welcoming ambience throughout the day. The spacious double bedroom is tastefully decorated, providing a peaceful retreat with plenty of room for furnishings and storage solutions. A contemporary bathroom completes the internal accommodation, fitted with quality fixtures and a stylish finish. The property also benefits from off street parking for added convenience, a highly sought-after feature in this area. Offered



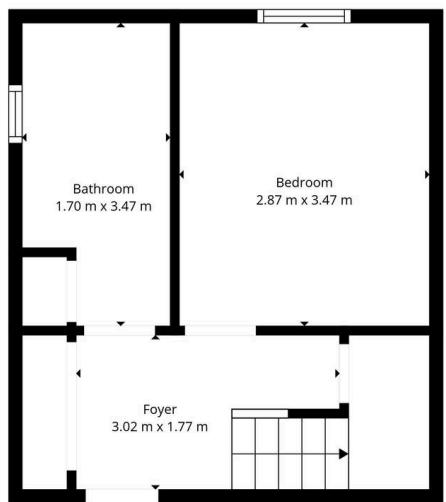
31j East Main Street

Broxburn, Broxburn

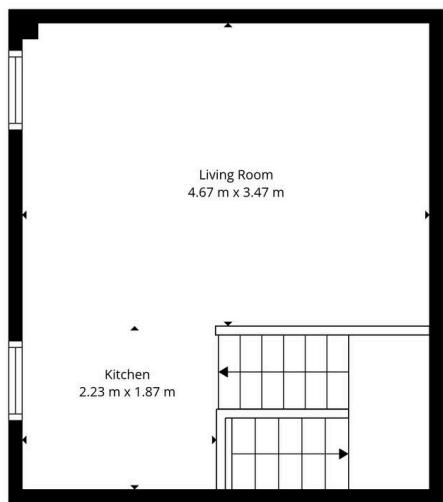
- One Bedroom Detached House
- Walking Distance To Shops And Travel Links
- Off Street Parking
- Private Garden Space
- Ideal For First Time Buyer Or Investor
- Chain Free Purchase
- Open Plan Lounge/Kitchen Space

Detached 1-bed house near shops and transport. Open plan lounge/kitchen, modern bathroom, off-street parking. No onward chain. Ideal for first-time buyers or investors.





Ground Floor



1st Floor

TOTAL: 47 m²
GROUND FLOOR: 25 m², 1ST FLOOR: 22 m²
EXCLUDED AREAS: LOW CEILING: 3 m², WALLS: 7 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn – EH52 5AG

01506 852000

info@knightbain.co.uk

www.knightbain.co.uk/

