



4/2 Station Road, Broxburn

Offers Over £140,000





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.

This beautifully designed, newly refurbished and spacious two bedroom flat offers an exceptional opportunity for buyers seeking a stylish home in true move in condition. The property is presented to a high standard throughout, with a generous lounge area that features a striking traditional stone wall and an elegant feature fireplace, creating a warm and inviting atmosphere perfect for both relaxing and entertaining.

The contemporary kitchen is thoughtfully arranged, providing excellent cupboard space and modern fittings that will appeal to those who enjoy cooking or require ample storage for kitchen essentials. Both bedrooms are generous doubles, ensuring comfortable accommodation for residents and guests alike, while the property also benefits from a well-appointed shower room and a separate bathroom, providing flexibility and convenience for busy households.

Good storage is available throughout the flat, making it easy to keep the living spaces tidy and



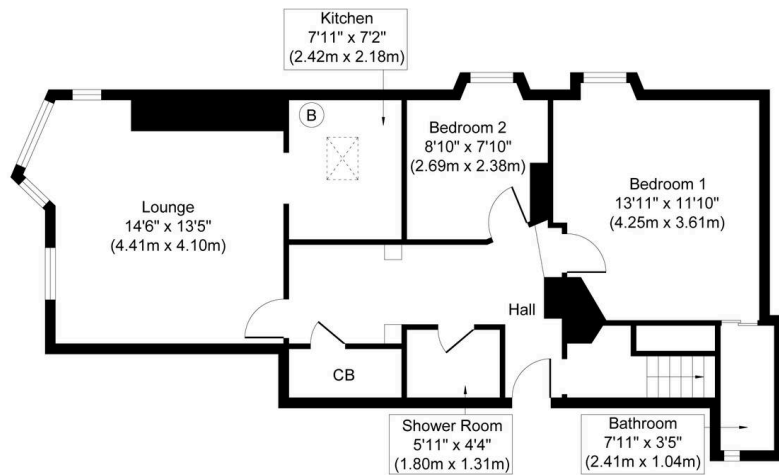
## 4/2 Station Road

Broxburn

- Beautifully Designed And Newley Refurbished Spacious Two Bedroom Flat
- True Move In Condition
- Spacious Lounge Area With Traditional Stone Wall And Feature Fire Place
- Two Double Bedrooms
- Shower Room And Separate Bathroom
- Contemporary Kitchen With Good Cupboard Space
- Chain Free Purchase
- Secured Front Entrance
- Good Storage Throughout

Spacious, high-standard two bedroom flat with lounge, feature fireplace, modern kitchen, two bathrooms, good storage, secure entry, and chain free. Ideal for professionals or first time buyers.





**Approximate Floor Area**  
**815 sq. ft**  
**(75.72 sq. m)**

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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