



134 West Main Street

Broxburn EH52 5LL

Offers Over £179,000

Caesar & Howie

Solicitors & Estate Agents



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This is a very spacious traditional style lower villa, set within a central location and ideally placed for local amenities. It will provide comfortable and flexible accommodation for family living and also suit those downsizing perhaps and looking for one level accommodation. It can provide up to four bedrooms if required, has a sizable lounge, conservatory added to rear, excellent storage and en-suite wet room/W.C. Public transport, local shops, schools and amenities are all within easy reach. There is swift access to Edinburgh and the airport via A89 and M8 network. Flexible entry is available.

- **Entrance & Hallway**
- **Spacious lounge**
- **Conservatory**
- **Kitchen**
- **Master bedroom/en-suite wet room**
- **Three further bedrooms**
- **Study**
- **GCH & DG**
- **Communal Gardens**
- **Council Tax Band C**



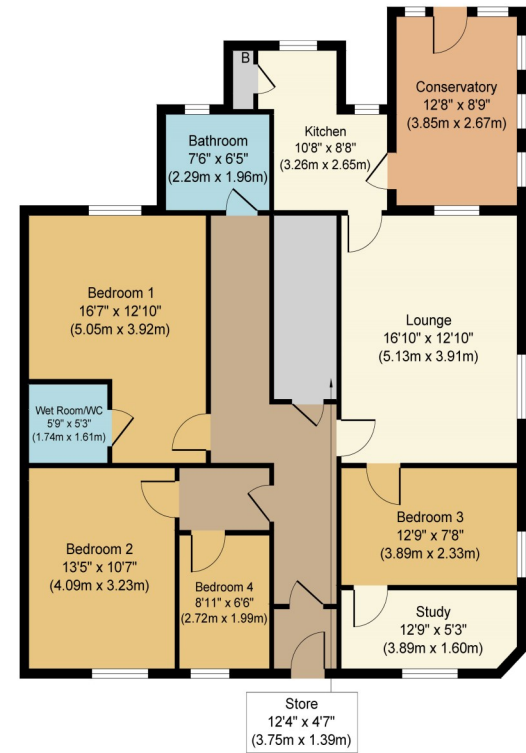
Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email property@caesar-howie.co.uk

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Approximate Floor Area
1335 sq. ft
(123.99 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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