



Solicitors & Estate Agents



Offers Over

£95,000

Plot at 6 Old Mill Road

Broxburn | EH52 5HW

An exciting opportunity has arisen to purchase a rarely available building plot, quietly tucked away at the end of a peaceful cul-de-sac, in the popular West Lothian town of Broxburn.

Substantial plot of land

Peaceful countryside feel

Within an established residential area

Easy commuting distance of Edinburgh

City Centre

Further information available on request



Description

The site requires clearance work and demolition of a preexisting structure, but offers a generous space to create an individually designed home within charming leafy surroundings. The plot extends to approximately 828 sq m.

No planning or utility application in place at present.

Early viewing highly recommended.



Viewing

By appointment through Neilsons (0131 625 2222).

Location

The popular town of Broxburn offers a selection of shops and recreational facilities within the vicinity. An extensive range of popular retailers, restaurants and facilities can be found in the nearby McArthur Glen and Centre, easily accessible via car. Schools catering for all age groups can be found within the area. The property is also well located for access to the M8 and M9 motorways making easy commuting to Edinburgh, Stirling and Glasgow. A regular public transport service also operates to Edinburgh City Centre with Edinburgh airport an easy commute away. Nearby Uphall Railway Station provides frequent services to Edinburgh & Glasgow.

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

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For helpful, friendly, personal advice, get in touch.

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