



Broxburn | West Main Street | Fixed Price £135,000

A charming 1 bedroom property with garden located in historic Broxburn, built circa 1891, blending historic appeal with modern convenience in a vibrant community.



Step inside this enchanting property at 111 West Main Street, Broxburn, a captivating residence that brims with historical charm and modern comforts. Located in the heart of Broxburn, this property is a fantastic opportunity, whether you're a first-time buyer or looking to downsize, this charming flat offers the best of both worlds.

Originally constructed circa 1891 as part of the old Dairy house, this unique property has retained an abundance of character and allure. Approaching the main entrance, you are greeted by a delightful, gated front garden laid to lawn, inviting tranquillity right from the threshold.

The front door opens into a welcoming entrance hallway, where wooden floorboards lead you to the heart of the home. Venture into the regal lounge, resplendent with dark green panelled walls and complementing wooden floors, offering a cosy yet majestic space for relaxation and entertaining.



The practical kitchen is equipped with base and wall units, integrated oven, hob, and spaces for a free-standing washing machine and fridge which are included within the sale. With splashback tiling, this kitchen also boasts a dining area and access to a large, convenient storage space.

Ascend to the upper level, where you'll find a spacious bedroom, replete with built-in wardrobes and painted floorboards adding more charm, all set against a backdrop of neutral decor. A window frames views over the front and the Main Street, while another storage space on the upper landing ensures practicality aligns with comfort.

Benefiting from gas heating and double glazing throughout, this property is a consummate blend of period features and modern living. Whether you're taking your first step onto the property ladder or looking to simplify your lifestyle, this captivating home offers both a sense of history and a promise of a peaceful future.





Broxburn is a historic town, approximately 12 miles west of Edinburgh. Known for its rich industrial heritage, Broxburn played a significant role in the shale oil industry during the 19th and early 20th centuries. The remnants of this industrial past add a unique character to the town, with historical sites and buildings reflecting its vibrant history.

Today, Broxburn is a thriving community that seamlessly blends the charm of its historical roots with the conveniences of modern living. The town offers a wide array of amenities, including a variety of shops, supermarkets, cafes, and restaurants, catering to the needs of its residents and visitors. Local services such as schools, medical centres, and recreational facilities ensure a high quality of life for families and individuals alike.

One of Broxburn's notable features is the Union Canal, which runs through the town and provides picturesque walking and cycling paths. The canal is a popular spot for leisure activities, offering serene views and opportunities for boating and fishing. Additionally, the town is surrounded by beautiful countryside, making it an ideal location for outdoor enthusiasts who enjoy hiking, picnicking, and exploring nature.



Broxburn's strategic location makes it a desirable place for commuters. Excellent transport links, including frequent bus services and proximity to major road networks like the M8 and M9 motorways, facilitate easy access to nearby cities such as Edinburgh, Livingston, and Glasgow. The Edinburgh Airport is also just a short drive away, enhancing the town's connectivity on a broader scale. Uphall Station train station can be found nearby with a regular service to both Edinburgh and Glasgow.

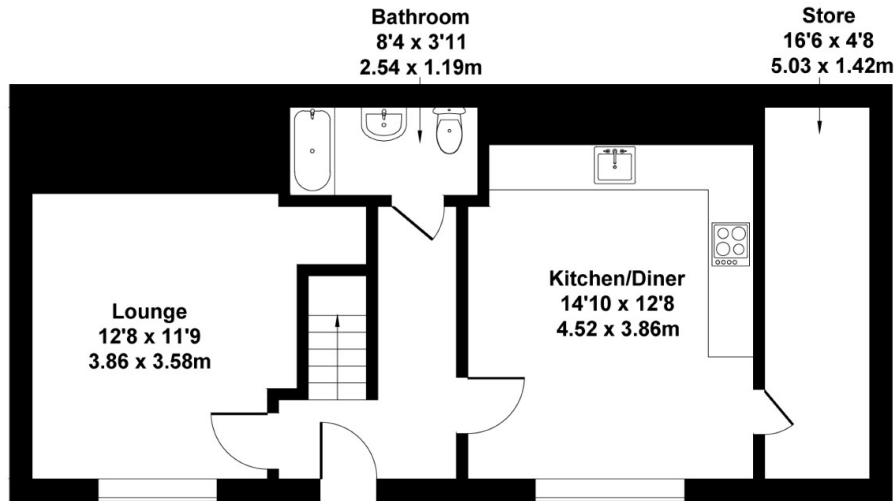
The community spirit in Broxburn is strong, with various local events, markets, and festivals held throughout the year, fostering a sense of belonging among residents. The town's blend of historical significance, modern amenities, and scenic beauty makes Broxburn a unique and appealing destination for both living and visiting.

Extras: Floor coverings, light fittings, blinds in the lounge and kitchen, integrated oven, hob, free-standing washing machine and fridge.

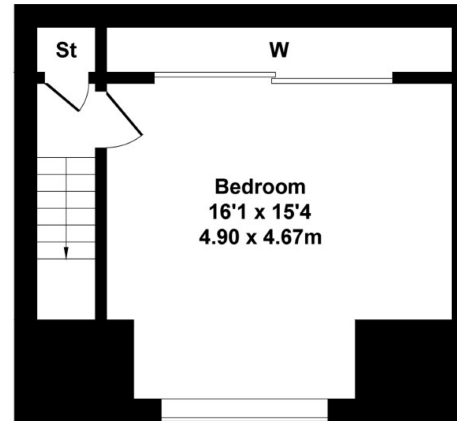


111 West Main Street

Approximate Gross Internal Area
917 sq ft - 85 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



All Enquiries

Telephone: 01506 500 999

E: info@hometownestateagents.co.uk

W: hometownestateagents.co.uk



Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.