



Broxburn | West Main Street | Offers Over £170,000

A charming two-bedroom terraced cottage dating back to 1897, offering a blend of historic character and modern comforts.



Welcome to Isa Cottage, a truly enchanting two-bedroom terraced home at 183 West Main Street, Broxburn. Full of charm and character, this property dates back to 1897 and has been lovingly maintained by the same owners for an impressive 46 years.

A rare gem nestled in the heart of Broxburn, Isa Cottage, No 183 is a unique find for first-time buyers and families alike. The white facade, a distinctive feature, beckons you into a gorgeous entrance vestibule, highlighted by a stunning stained-glass door. This leads you into the welcoming hallway, branching off to the lounge, dining room, and bathroom.

The front-facing dining room, which could also serve as a delightful office or playroom, offers a versatile space with neutral decor and a chic brick-effect wallpapered wall. The rear lounge, with its gas fire and striking feature wallpaper, provides a cosy retreat and features Karndean flooring and a shelved niche for displaying treasured items.



The kitchen is a modern marvel with high gloss units, integrated appliances, and smart finishing touches including spotlights, undercounter lights, and a tiled-effect laminate floor. Beyond, you'll find the ground floor bathroom, boasting a white three-piece suite with corner bath and contemporary half-height tiling.

Ascend the stairs to discover two beautifully appointed bedrooms, each offering ample storage. Bedroom one, a generous double, includes a walk-in wardrobe and plush carpeting, while bedroom two presents another double with a fitted wardrobe and stylish laminate flooring.

Outside, a quaint shared garden provides a peaceful spot to enjoy your morning coffee, and a further shared garden area boasts a wooden workshop with power and an additional garden store, exclusive to no 183.

Benefiting from gas heating, double glazing, and ample on-street parking, this cherished home awaits its new owner. Come and be captivated by the warmth and history of Isa Cottage, No 183, where the past is perfectly blended with modern comforts.



Extras: Floor coverings, blinds, curtains, light fittings (except lounge & bedrooms) integrated oven, hob, hood, microwave, dishwasher, washer/dryer, fridge/freezer, garden shed and workshop.



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.

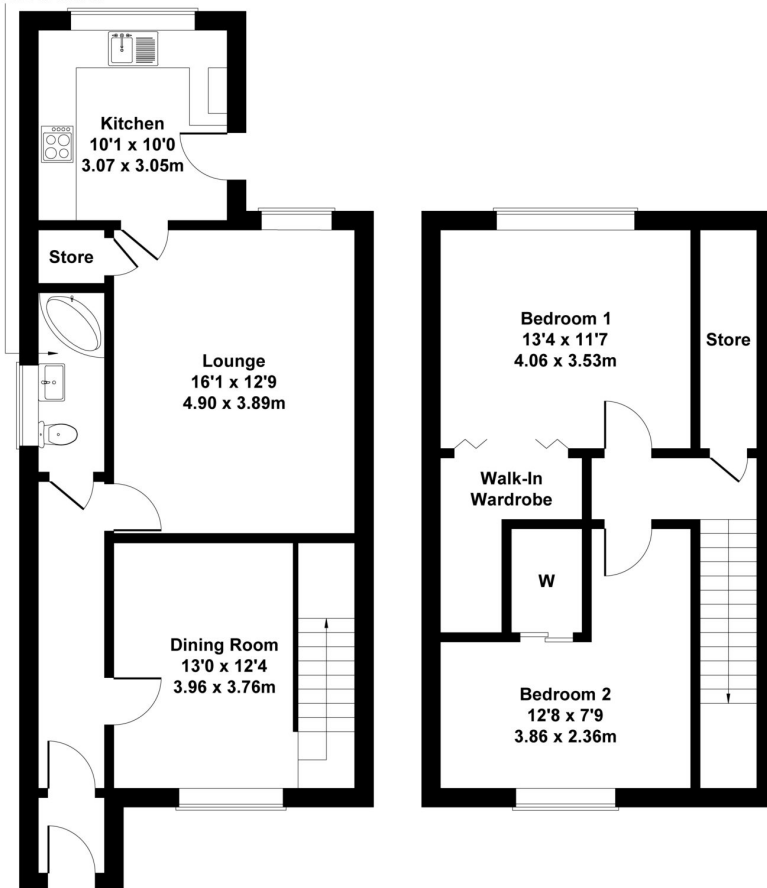
The community spirit in Broxburn is strong, with various local events, markets, and festivals held throughout the year, fostering a sense of belonging among residents. The town's blend of historical significance, modern amenities, and scenic beauty makes Broxburn a unique and appealing destination for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



183 West Main Street, Broxburn, West Lothian

Bathroom
9'6 x 3'6
2.90 x 1.07m

Approximate Gross Internal Area
1113 sq ft - 103 sq m



GROUND FLOOR

FIRST FLOOR

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



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