



Broxburn | West Main Street | Offers Over £190,000

A beautifully renovated and extended circa 1910 end-terraced cottage in the heart of Broxburn, perfectly blending period charm with modern style.



Built circa 1910 and beautifully renovated and extended by the current owner, this charming end-terraced cottage perfectly blends period character with modern style. Located in the heart of Broxburn, this home is truly wonderful from top to bottom - aesthetically pleasing, stylish, and finished to an impeccable standard. With its pretty white facade and contemporary interior, it's clear that not a single detail has been overlooked in creating this stunning home. The front door opens into an elegant entrance hallway, featuring timeless wall panelling and quality laminate flooring. From here, you're led into the lounge, dining/family room, and shower room.

The lounge, positioned to the rear of the home, enjoys a peaceful outlook over the private garden. High ceilings, neutral decor, and a subtle feature wall create a warm and inviting atmosphere, complemented by a wood-burning stove - perfect for cosy evenings in. There's also a handy storage cupboard and access through to the stylish, newly fitted kitchen.



The kitchen has been designed with both style and practicality in mind, fitted with modern base and wall units, sleek black finishes, and integrated appliances including an oven, hob, hood, fridge/freezer, and washing machine. A door provides direct access to the private rear garden, ideal for enjoying indoor-outdoor living.

To the front of the property, the versatile dining/family room offers a second reception space that can easily adapt to your lifestyle - whether that's a formal dining area, home office, or playroom. This room features attractive laminate flooring and stairs leading to the upper level.

The ground-floor shower room is particularly impressive, showcasing a contemporary white suite comprising a WC, wash hand basin, and shower cubicle finished with classic green metro tiles. A stylish vanity unit provides excellent storage, while recessed spotlights complete the look with a modern touch.

Upstairs, the home continues to impress with two generous bedrooms and a modern family bathroom. Both bedrooms are tastefully decorated in neutral tones with cosy carpets and ample space for free-standing furniture. The bathroom features a newly fitted white three-piece suite with a bath, WC, and wash hand basin, complemented by black fittings and half-tiled walls for a sleek, modern finish.

The home benefits from gas central heating, double glazing, new windows, internal doors, carpets, and quality finishes throughout - everything has been newly upgraded, making it truly move-in ready.

Externally, the private rear garden offers a peaceful haven, fully enclosed by timber fencing and thoughtfully landscaped with decking, chipped areas, and a paved pathway. Beyond this, there is also access to a shared garden space, complete with a garden shed owned by no 187.

This delightful cottage captures the perfect balance of old-world charm and contemporary flair - a home that's as beautiful inside as it is out, offering comfort, character, and modern living right in the heart of Broxburn.





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.



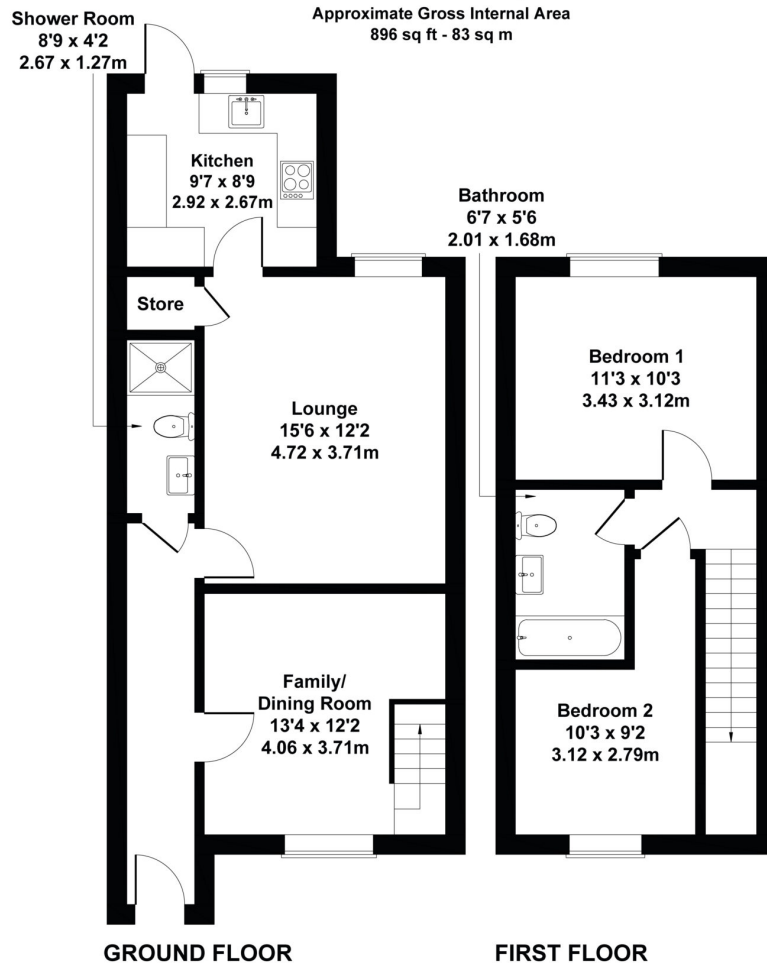
Broxburn's strategic location makes it a desirable place for commuters. Excellent transport links, including frequent bus services and proximity to major road networks like the M8 and M9 motorways, facilitate easy access to nearby cities such as Edinburgh, Livingston, and Glasgow. The Edinburgh Airport 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.



187 West Main Street, Broxburn

Approximate Gross Internal Area
896 sq ft - 83 sq m



Not to Scale. Produced by The Plan Portal 2025
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