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**6 Ashbank**  
Broxburn, EH52 5LF

**Offers over £285,000**

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# 6 Ashbank

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## Description

6 Ashbank, Broxburn – A Unique Semi-Detached Cottage with Exceptional Potential

Nestled in a discreet yet central location off West Main Street, Broxburn, 6 Ashbank presents a rare opportunity to acquire a spacious and well-presented semi-detached cottage with substantial external space — an uncommon find in such a prime setting. Perfectly suited for a tradesperson or mechanic seeking a functional base just off the high street, this property offers versatility and convenience.

The accommodation is arranged across the ground floor, featuring a well-proportioned, naturally bright lounge where a striking stone media wall adds to the character and warmth of the space. The open-plan kitchen and dining area provide excellent flexibility, boasting ample base and wall units, complementary worktops, a gas hob and double wall-mounted ovens, along with integrated appliances such as a fridge-freezer and dishwasher. The conservatory, currently utilised as a dining space, overlooks the private rear garden, creating a seamless flow between indoor and outdoor living.

There are three generously sized bedrooms, Bedroom 1 & 2 having built-in storage, ensuring practicality and comfort. A well-appointed shower room completes the ground floor layout. The attic space, accessed via a fixed staircase, offers

superb storage and, subject to the appropriate planning consents, potential for future expansion.

Externally, the property is entered through wrought iron gates, leading to a tarmac driveway — providing convenient, all-weather access. The impressive outdoor space is enhanced by two outbuildings, both of which have electricity supplied to them. The first has been utilised as a social area and benefits from a WC, while the second functions as a garage workshop — both buildings presenting tremendous potential for various uses.

Presented to the market in walk-in condition, the property benefits from gas central heating, double glazing, and ample storage throughout. With its prime location, versatile outbuildings, and scope for further development, this exceptional home offers endless possibilities. Viewing is highly recommended to fully appreciate the opportunities available.

## Local Area

Broxburn, a charming town in West Lothian, Scotland, offers a mix of modern conveniences and scenic outdoor spaces. Residents enjoy access to local shopping facilities, including supermarkets and independent stores, as well as excellent educational institutions like Broxburn Academy. The town is well-connected, with bus services providing easy access to Edinburgh and surrounding areas.

For leisure, Broxburn boasts the Union Canal, a

picturesque spot for walking, cycling, and boat trips. Nature lovers can explore Almondell and Calderwood Country Park, which features woodland trails, picnic areas, and a visitor centre. Sports enthusiasts can visit Uphall Golf Club or the Broxburn United Sports Club, which offers football, rugby, and tennis.

#### Lounge

18'7" x 19'4" (5.67 x 5.9)

#### Kitchen

8'8" x 12'7" (2.65 x 3.84)

#### Dining Area

9'5" x 14'7" (2.88 x 4.47)

#### Sun Room

9'6" x 14'9" (2.9 x 4.5)

#### Bedroom 1

10'5" x 12'0" (3.2 x 3.66)

#### Bedroom 2

7'4" x 12'5" (2.26 x 3.8)

#### Bedroom 3

7'4" x 8'6" (2.26 x 2.6)

#### Shower Room

6'10" x 10'2" (2.09 x 3.1)

#### Outbuilding 1

18'0" x 24'7" (5.5 x 7.5)

#### Outbuilding 1 WC

6'2" x 2'11" (1.88 x 0.9)

#### Outbuilding 2

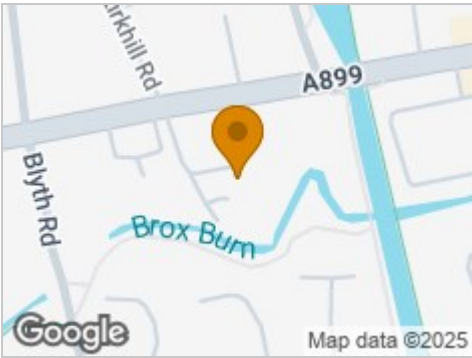
18'0" x 24'7" (5.5 x 7.5)

#### Contact Us

To arrange a viewing or for further details please call 01501 733200 or email [property@sneddons.com](mailto:property@sneddons.com).



Road Map



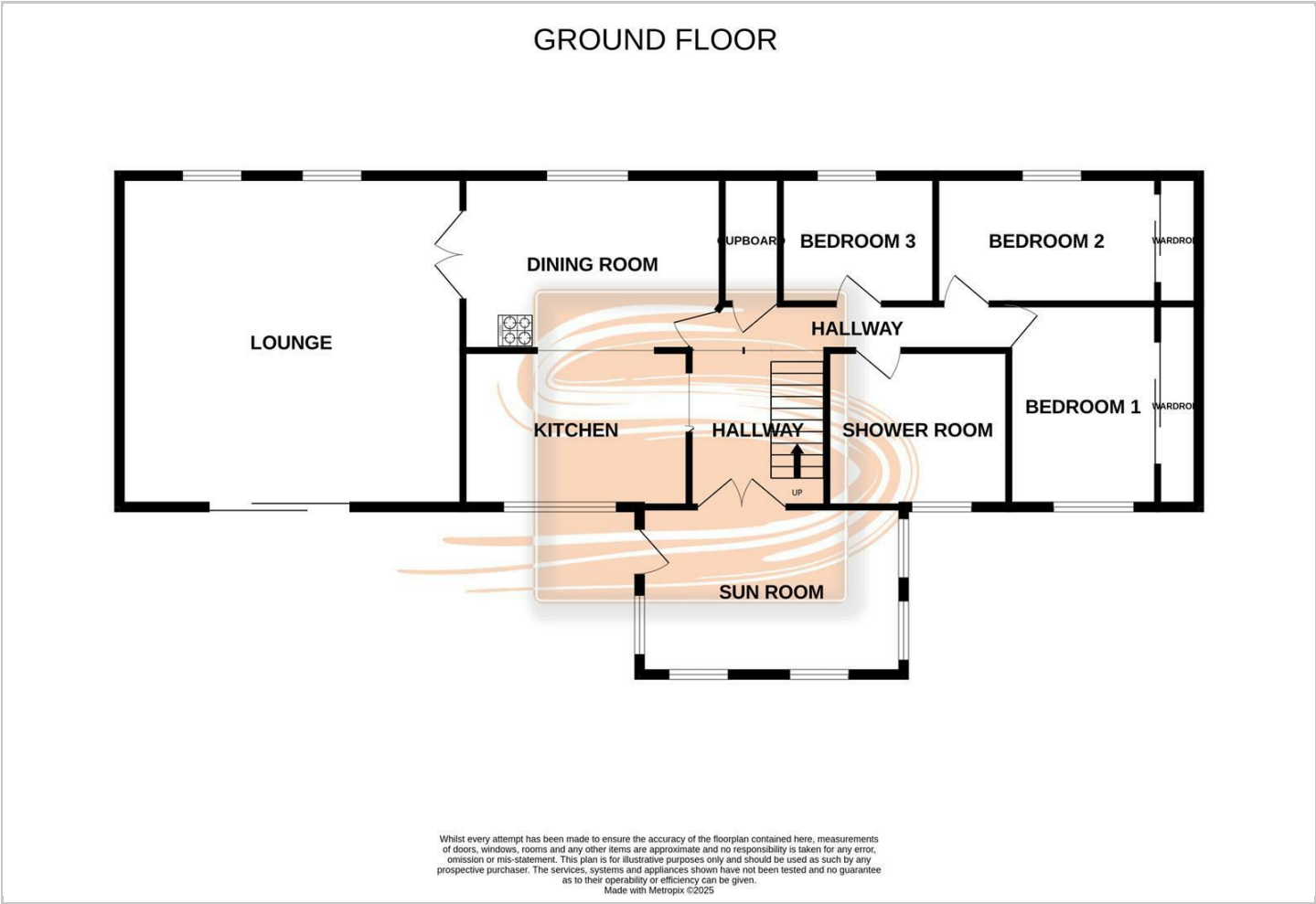
Hybrid Map



Terrain Map



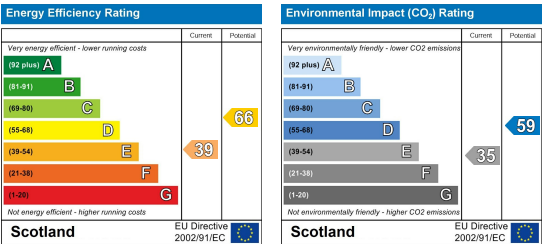
Floor Plan



Viewing

Please contact our Armadale Office on 01501 733200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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