

# 2 Newhouses Road

BROXBURN, WEST LOTHIAN, EH52 5AR



*A TRULY UNIQUE OPPORTUNITY TO PURCHASE  
A TRADITIONAL STONE BUILT HOUSE*



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## THE PROPERTY

McEwan Fraser Legal is delighted to offer a rare opportunity to acquire a unique, traditional, stone-built, detached house set within approximately half of an acre of picturesque woodland. Built originally as a children's hospital the former nursery has both a commercial and residential element making this an excellent opportunity to start up a lifestyle business or indeed convert the property back to a grand family home. With the correct consents the attic would make excellent additional accommodation. Planning permission is in place for a nursery for 30 children. The property combines the tranquility of a peaceful location with the convenience of urban amenities just a stone's throw away.





The property is accessed directly from the front garden and into a well laid out kitchenette which gives access to a large double bedroom and the spacious hallway. The hallway leads to all other accommodation including the second spacious bedroom, bathroom, WC, a generously proportioned dining kitchen which given the size of the room could easily be used as a family room/dining kitchen. The former 'toddler room' is located just to the rear of the kitchen and the former 'baby' room used as a cosy family lounge and gives access to a rear sun room/porch and the tranquil rear and side gardens. The property has ample storage throughout, gas central heating, double glazing, CCTV internally and externally and a fire alarm. The former nursery is fully accessible.



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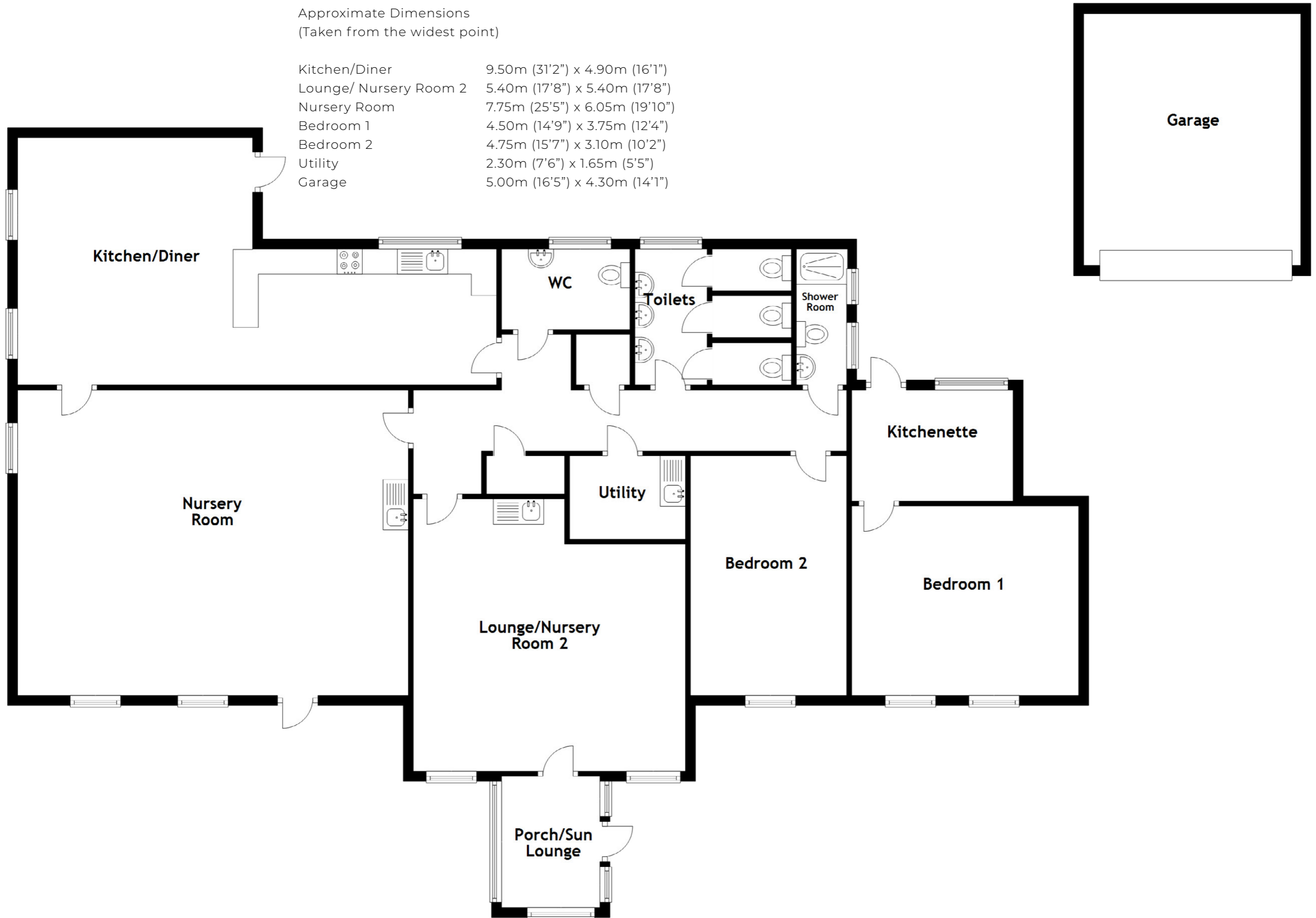


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Approximate Dimensions  
(Taken from the widest point)

|                        |                                |
|------------------------|--------------------------------|
| Kitchen/Diner          | 9.50m (31'2") x 4.90m (16'1")  |
| Lounge/ Nursery Room 2 | 5.40m (17'8") x 5.40m (17'8")  |
| Nursery Room           | 7.75m (25'5") x 6.05m (19'10") |
| Bedroom 1              | 4.50m (14'9") x 3.75m (12'4")  |
| Bedroom 2              | 4.75m (15'7") x 3.10m (10'2")  |
| Utility                | 2.30m (7'6") x 1.65m (5'5")    |
| Garage                 | 5.00m (16'5") x 4.30m (14'1")  |







Externally the property has a walled boundary. Mature garden to the front with off-street parking for up to 8 vehicles and a detached double garage. To the side and rear is approximately half an acre of woodland garden offering a high degree of privacy. If you wish to run a business from the property the commercial part of the property is accessed from East Main Street through a green wooden gate with secure entry system and provides a tranquil oasis from the surrounding facilities.

This unique property is a true gem, offering a desirable lifestyle that combines the best of rural living with urban convenience. With its stunning views, spacious layout, and impressive outside space, this traditional bungalow offers luxury countryside living. Early viewing is highly recommended to avoid disappointment.





# THE LOCATION

Broxburn is a popular commuter town within West Lothian, approximately 12 miles west of the Edinburgh City Centre and 5 miles from the airport.

Livingston Shopping Centre is just a short drive away. Broxburn has four schools, all state funded, Broxburn Primary, Kirkhill Primary, St. Nicholas Roman Catholic Primary and Broxburn Academy. Broxburn Academy is one of the top state academies in Scotland, with its well regarded Science and Maths departments. There are good public transport links and the property is in close proximity to Clifton Hall School and Edinburgh Independent Schools. As a commuter town serving the M8 corridor into Edinburgh and the industrial areas of Livingston, Broxburn has seen a recent increase in population.

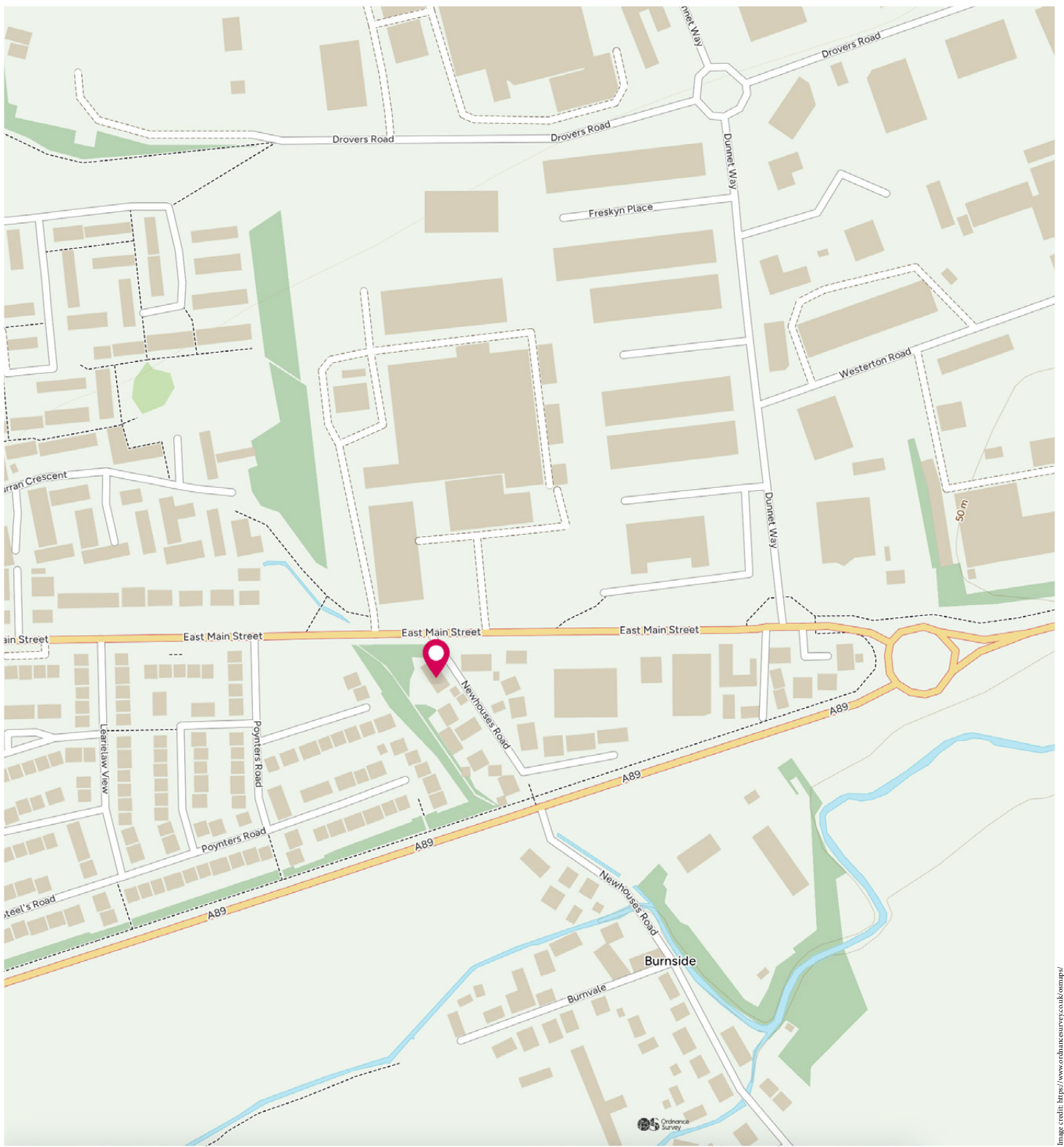


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# McEwan Fraser Legal

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