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Nicol Place, Broxburn, EH52 6GY

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Nicol Place, Broxburn



Positioned in the well-connected town of Broxburn, this beautifully presented two-bedroom upper apartment, complete with a private rear garden, offers an ideal opportunity for first-time buyers, couples, or investors.

The home boasts a generously sized, tastefully decorated living room; a modern, south-east-facing kitchen; two bright and spacious bedrooms; and a sleek contemporary bathroom. The property also benefits from a designated parking space, along with additional visitors' parking.

Situated in a quiet and friendly cul-de-sac close to the heart of Broxburn, the property ensures convenient access to leisure and retail facilities, schools, transport links, and scenic outdoor spaces including the Union Canal, Almondell & Calderwood Country Park, and Broxburn Community Woodlands.

What's special about this house

- Two-bedroom upper apartment, boasting excellent proportions, a refined interior design and a rear garden.
- Light-filled living room with twin windows overlooking the front of the property. Elegantly decorated with plush carpeting, a serene contrasting colour palette, and a fireplace housed in a stylish white mantle, it is warm and inviting.
- Modern and appealing south-east-facing kitchen showcasing grey wall and floor cabinetry, illuminated worktops, and a metro-tiled splashback. High-quality integrated appliances include a hob, oven, and extractor hood.
- Cosy and comfortable principal double bedroom boasting plush carpeting and a built-in cupboard.
- Sleek contemporary bathroom with a washbasin, WC, and bath with wall-mounted shower.
- The well-kept enclosed south-east-facing rear garden blends decorative stones with decking to create a tranquil retreat. A garden shed provides excellent storage.
- Designated parking space.

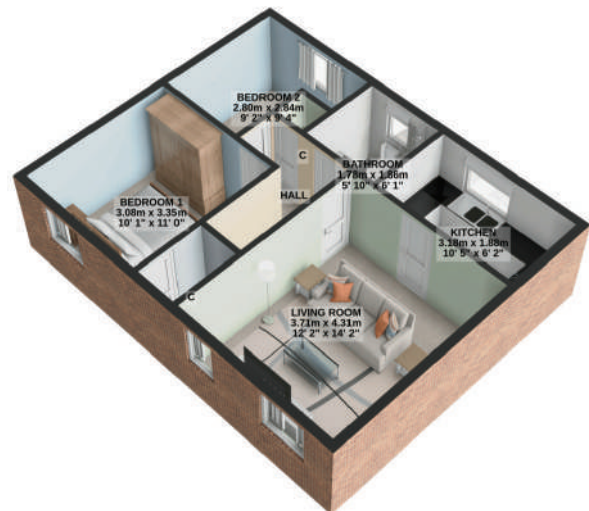
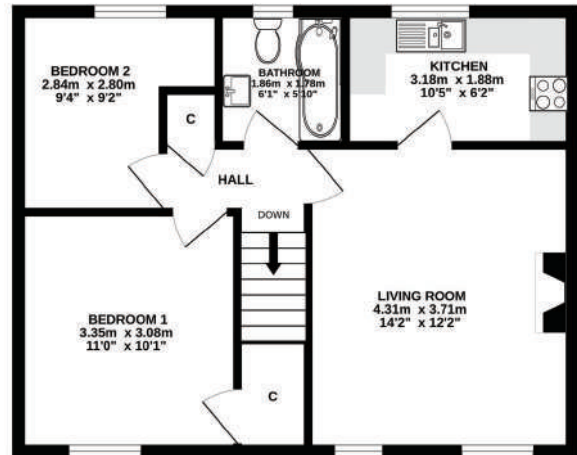


Location and Amenities

- Broxburn town centre has a variety of independent stores, supermarkets, bustling pubs, and popular restaurants along with a library, swimming pool, bowling club, and sports centre.
- Ideal commuter location close to the M8 with easy access to Edinburgh (12 miles) and Glasgow (34 miles); the M9 is a short drive away
- Uphall Railway Station is less than a 10-minute drive
- Edinburgh International Airport is just a 15-minute drive from the property
- Picturesque walks and cycles are available at scenic green spaces that include Broxburn Community Woodlands, the Union Canal, and Almondell and Calderwood Country Park
- Near to recreational activities such as Xcite Leisure Centre, Uphall Golf Club, and Houston Farm Riding School

“Beautifully presented apartment in a sought-after Broxburn location, featuring elegant interiors, a private garden, and a peaceful cul-de-sac setting.”

Home Report valuation	£130,000
Internal floor area	54m ²
School catchment	Broxburn Primary School Broxburn Academy
Council tax band	C
EPC Rating	C
Train station	Uphall 2.3 miles



Dimensions

Living Room	4.31 x 3.71m
Kitchen	3.18 x 1.88m
Bedroom 1	3.35 x 3.08m
Bedroom 2	2.84 x 2.80m
Bathroom	1.86 x 1.78m

Extras

All floor coverings, all light fittings, integrated oven/hob, fridge/freezer and garden hut are included

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Pioneers in Property



Kirsty Black
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.