

25 Station Road, EH52 5QN

Broxburn - Offers Over £155,000

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Electrolux











With its roots dating back to 1895, this charming two-bedroom upper-floor home offers a refreshing alternative to conventional apartment living. The original building dates from the Victorian era, with the attic-floor accommodation formed during the 1950s, creating a wonderfully individual home with its own distinctive character, generous room proportions and interesting layout.

Combining the charm of an older property with some more contemporary touches, this is an appealing home, conveniently positioned within easy reach of Broxburn's town centre amenities. Fresh, neutral white decor throughout provides a lovely blank canvas for the next owner to introduce their own personality and style.

The entrance vestibule opens into a welcoming hallway, providing access to the accommodation beyond. Laminate flooring extends throughout the vestibule, hallway, lounge/dining room and both bedrooms, creating a sense of continuity throughout the home.

The lounge/dining room is a particularly appealing space, with generous proportions offering plenty of room to lounge, dine or work from home. Its versatile layout allows for a comfortable seating area, a dedicated dining space and even a home-working station, making this a room that adapts effortlessly to the demands of everyday living. Whether entertaining friends or enjoying a quiet evening at home, there is space to do it all.

The upgraded kitchen is a real highlight, introducing a stylish contemporary twist to this characterful home. Modern cabinetry is complemented by attractive Metro tile-effect splashback panelling, creating a space that is both visually appealing and practical. Integrated appliances include an oven, hob and extractor hood, with space provided for a free-standing fridge/freezer. Vinyl flooring completes the look.

A separate utility store off the entrance vestibule is a particularly welcome addition, providing space for both a washing machine and tumble dryer, whilst also housing the central heating boiler. This useful space allows laundry appliances to be neatly accommodated away from the main kitchen.

Both bedrooms enjoy generous proportions, offering ample space for bedroom furniture and storage. Finished in neutral white decor with laminate flooring, each room offers flexibility to suit a variety of lifestyles, whether as comfortable bedrooms, guest accommodation or a dedicated space for working from home.

The bathroom is fitted with a white three-piece suite comprising a bath with shower over, wash hand basin and WC. Splashback tiling complements the suite, creating a practical space for everyday use.

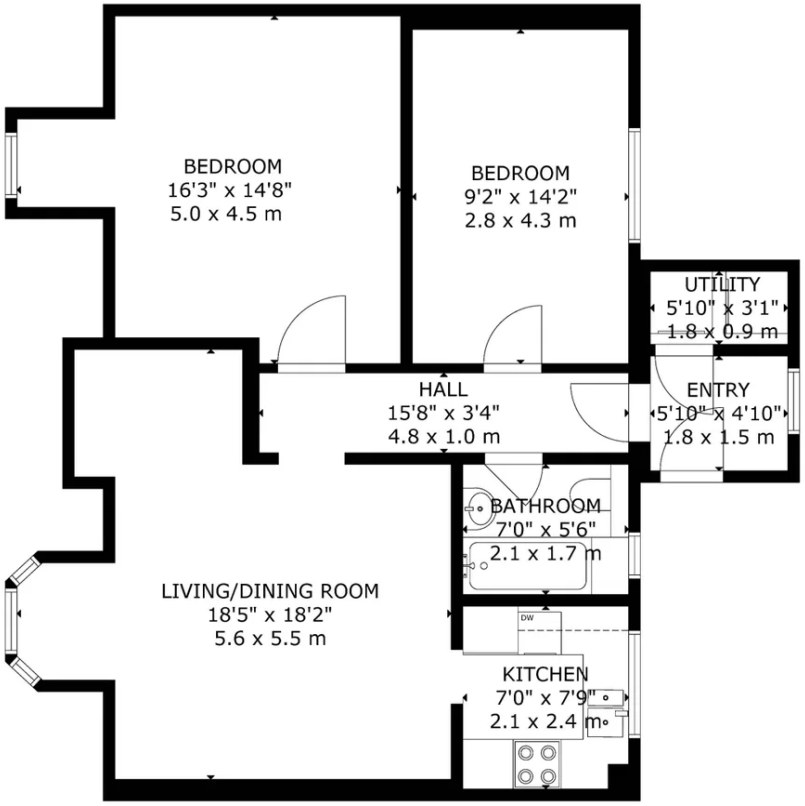
The property further benefits from gas central heating and double glazing, ensuring year-round comfort.

Externally, the property enjoys access to shared garden and drying grounds to the rear.

The location adds further appeal, with Broxburn offering a range of local shops, supermarkets, cafes, leisure facilities and everyday amenities. Nearby Uphall railway station and convenient access to the motorway network make this a well-connected location for those commuting to Edinburgh, Livingston and further afield.

With its interesting heritage, generous accommodation and individual charm, this is a home with a personality all of its own, offering something a little different from the ordinary.

Please note some images have been virtually staged for illustration purposes only



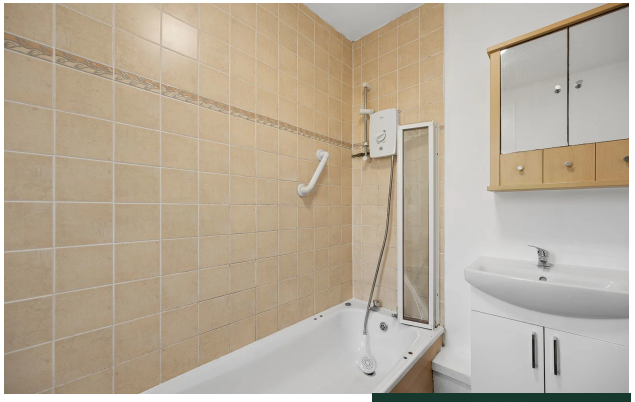
GROSS INTERNAL AREA
TOTAL: 74 m²/801 sq.ft
FLOOR 1: 74 m²/801 sq.ft

FLOOR 1

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







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