



86 Erskine Road, Broxburn

RE/MAX SELECT - 01506 532684



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NIALL MCCABE & RE/MAX SELECT (BATHGATE) are delighted to present this exceptional 2-bedroom, chain-free terraced home, ideally situated on the highly sought-after Erskine Road in Broxburn. Boasting a fresh, neutral décor throughout, the property offers stylish and comfortable living complemented by private gardens, all within close proximity to an excellent range of local amenities. This beautifully presented home represents an outstanding opportunity for first-time buyers.

To the front of the property lies a beautifully appointed, newly fitted kitchen, thoughtfully designed with a stylish range of base and wall-mounted units, complemented by a large window that bathes the space in natural light and provides ample room for cooking appliances. To the rear, the lounge/dining area offers a warm and inviting setting, enhanced by neutral décor and sleek laminate flooring, with patio doors opening seamlessly onto the private rear garden - perfect for both relaxing and entertaining.

The upper-level hosts 2 well-proportioned bedrooms and a stylish family bathroom. The principal bedroom is exceptionally spacious, featuring a calming neutral finish and generous proportions to accommodate a wide range of furnishings. The second bedroom, also of a good size, offers excellent flexibility and could easily serve as a home office, dressing room, or guest space, highlighting the versatility of the home. Completing the accommodation is a beautifully presented three-piece family bathroom, finished to a high standard.

Externally, the property benefits from a well-maintained garden to the front and a private rear garden designed for both relaxation and outdoor living. The rear space features a generous lawn complemented by a patio area, all beautifully enclosed by mature planting and shrubbery to provide a high degree of privacy.





RE/MAX SELECT – *By Niall McCabe*

6 Whitburn Road, Bathgate – EH48 1HH

01506 532684 • bathgate@remax-scotland.homes •

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