



FOR SALE
REMAX
PROPERTY



REMAX
Property

179-181 Old Town, Broxburn

Offers Over £149,999



Derrick Mooney & REMAX welcomes you to this stunning two bedroom flat, created from the conversion of two separate flats into one exceptionally large residence, offers an abundance of modern living space in a highly sought-after location. The property features an impressively spacious lounge, perfect for both relaxation and entertaining, alongside a gorgeous dining room ideal for hosting family and friends. The sleek and stylish designer kitchen is equipped with contemporary fittings and high-quality finishes, while the beautiful designer bathroom provides a luxurious retreat. Both double bedrooms are very generously sized, offering ample space for furnishings and storage. This unique flat benefits from its own entrance and is perfect for commuters, with excellent transport links nearby and parking to the rear.

No factor fees

Council tax band B

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Broxburn is a thriving town situated on the Eastern fringe of West Lothian. The traditional town centre offers an impressive array of shops, traditional restaurants and bars and with a wider range of amenities available in the nearby town of Livingston . Within the town there is a library, sports centre and Almondell Country Park is a short drive away. The town has a good range of schools from nursery to senior level and West Lothian College of Education is located in nearby Livingston. Ideally situated for the commuter, nearby Uphall Station provides a regular rail link to both Edinburgh and Glasgow and the nearby M8 and M9 motorways provide road access to most parts of Central Scotland. Public transport is at a premium as the property is near direct bus services into centre of Edinburgh, Edinburgh Airport and the tram line.

Lounge

15' 11" x 12' 3" (4.84m x 3.74m)

A stunning and exceptionally spacious lounge, beautifully presented with a striking feature tiled wall that creates a stylish focal point. Finished in a contemporary neutral colour palette with attractive laminate flooring, this inviting living space offers a bright and welcoming atmosphere. An open access leads seamlessly into the dining area, making it ideal for both everyday family living and entertaining guests.

Dining Area

12' 0" x 7' 3" (3.65m x 2.22m)

Fantastic Dining area complimented with laminate flooring, neutral decor and a striking featured tiled wall.

Kitchen

11' 10" x 10' 3" (3.60m x 3.13m)

A sleek and stylish contemporary kitchen finished to a high specification, featuring elegant feature wall tile splashbacks and luxurious walnut worktops. The kitchen is equipped with a five-ring gas hob, integrated electric oven, striking glass chimney extractor hood, integrated dishwasher, and a sophisticated black stone sink and mixer tap.

Double Bedroom

16' 0" x 12' 0" (4.88m x 3.67m)

An exceptionally spacious double bedroom featuring durable laminate flooring, a large front-facing window that fills the room with natural light, and a generous internal storage cupboard, providing excellent built-in storage while maintaining a bright and airy feel. The room offers ample space for a king-size bed and additional bedroom furniture, making it both comfortable and practical.





Bathroom

10' 3" x 3' 11" (3.13m x 1.19m)

A sleek and stylish, fully tiled bathroom finished to a high standard, featuring floor-to-ceiling wall tiling for a luxurious feel. The suite comprises a relaxing corner bath with an overhead shower, a modern WC, a vanity unit incorporating a wash hand basin with chrome mixer tap, and a heated towel radiator, creating a practical and elegant space ideal for everyday comfort.

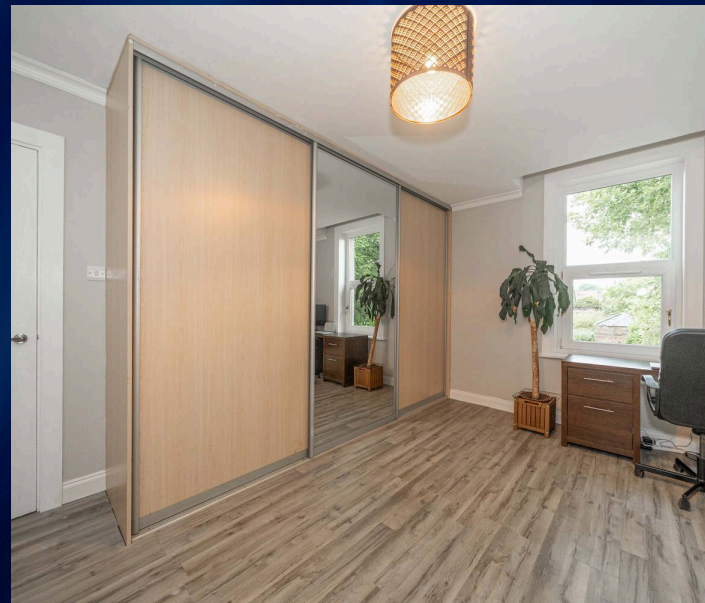
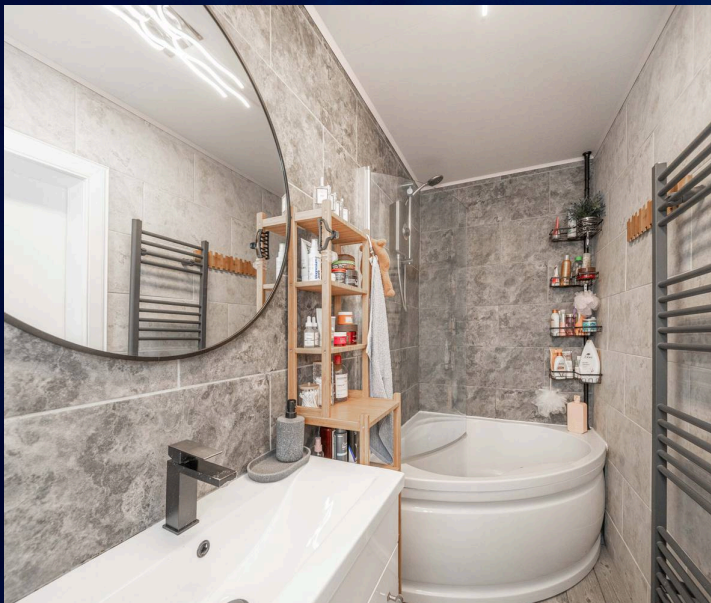
Double Bedroom

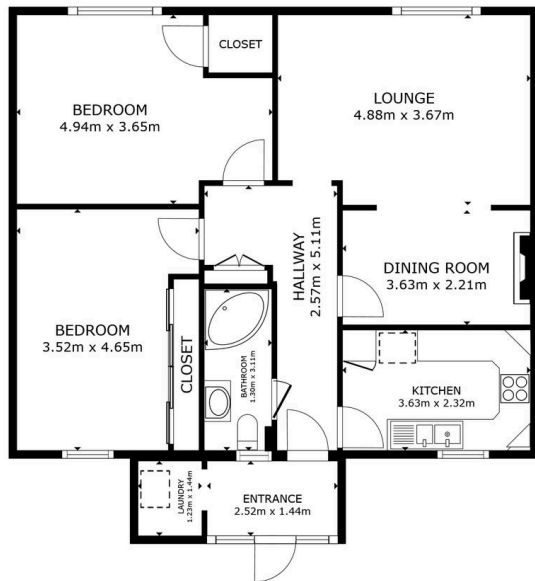
14' 10" x 11' 7" (4.53m x 3.54m)

A generous sized double bedroom, currently utilised as a stylish home office, offering excellent flexibility to suit a variety of lifestyles. The room benefits from neutral décor, creating a bright and welcoming atmosphere, together with an impressive floor-to-ceiling triple fitted wardrobe providing outstanding storage.

Attic

The property also benefits from a fully boarded attic with electricity and plasterboard already installed, providing excellent additional space. This versatile area offers fantastic potential for conversion into a home office or an additional bedroom.





FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN 89.5 m²
TOTAL: 89.5 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





REMAX Property

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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.