

COULTERS<sup>©</sup>



# 32 NICOL ROAD

BROXBURN, WEST LOTHIAN, EH52 6JJ

 2 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Located in a popular residential area of Broxburn, 32 Nicol Road is a well-kept two-bedroom end-terraced house offering comfortable accommodation, ideal for first-time buyers, young couples or those looking to downsize.

The property opens into a practical hallway leading to a bright lounge, featuring a patio doors and a pleasant outlook to the rear garden. A practical fitted kitchen to the front of the property, has ample units and worktop space.

## KEY FEATURES



End terraced house in quiet residential street.



Two double bedrooms.



Private gardens to both front and rear.



Private driveway.



Shops, bars & restaurants just a short walk away.



Excellent transport links nearby.



EPC Rating - C



Council Tax Band - C





Upstairs, there are two double bedrooms, both with built in storage, and a modern bathroom with bath and shower over, wash hand basin and WC.

Externally, the home benefits from a private driveway to the front, along with low-maintenance gardens to both the front and rear. The rear garden offers a mix of patio and chippings, providing a manageable outdoor space for relaxing.

The property is fitted with double glazing and gas central heating.



# THE LOCAL AREA

Nestled in a quiet residential pocket of Broxburn, 32 Nicol Road enjoys an enviable position within one of West Lothian's most well-connected commuter towns. Popular with first-time buyers, young couples and growing families, the area offers an appealing blend of convenience, community and green space. Broxburn's bustling High Street is just moments away, providing a wide selection of everyday amenities including supermarkets, cafés, independent shops and essential services. Residents benefit from excellent leisure facilities too, with the Xcite sports centre, local parks and scenic walking routes along the Union Canal all within easy reach. For commuters, the location is ideal. Regular bus services connect easily to Edinburgh and Livingston, while swift access to the A89, M8 and M9 ensures quick links across the central belt. Nearby Uphall Station also offers fast rail connections into Edinburgh and Glasgow. Families are well catered for with a choice of respected local schools, and the wider area continues to grow in popularity thanks to ongoing investment and a strong community spirit.

## EXTRAS

The fitted flooring, fitted blinds, curtains, light fittings and white goods are included in the sale price. Other items may be available by separate negotiation. The mirrors are NOT

**HOME REPORT VALUATION: £170,000**



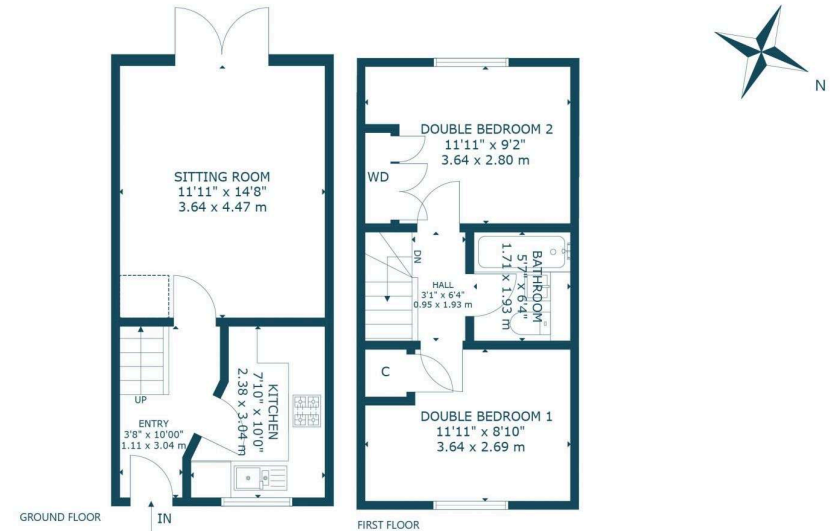
[www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)



0131 603 7333



[enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)



32 NICOL ROAD, BROXBURN, WEST LOTHIAN, EH52 6JJ  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 602 SQ FT / 56 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.