










Offers Over  
**£220,000**

## 184 West Main Street

Broxburn | EH52 5JY

This exceptional main door upper villa, complete with private gardens, driveway, and garage, offers generous family accommodation within a highly sought-after residential location. Forming part of a traditional four-in-a-block, the property has been thoughtfully reconfigured to create an impressive four-bedroom home. Ideally situated for access to excellent schooling, local amenities, and commuter links.

-  4 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



## Description

Presented in move-in condition, this unique home offers generous and flexible accommodation ideally suited to growing families seeking substantial living space in a desirable setting. The accommodation briefly comprises a welcoming entrance vestibule with staircase leading to the upper level, a spacious hallway with useful storage, a bright and airy bay-windowed lounge, and a semi-open-plan bay-windowed dining room with access to the fitted kitchen. There is also a versatile utility room/home office, four well-proportioned double bedrooms, and two family bathrooms, each fitted with a three-piece suite and shower over bath. Further benefits include gas central heating, double glazing, and two substantial attic spaces providing excellent additional storage.



## Extras

All fitted floor coverings will be included in the sale together with the gas hob, ovens, fridge freezer and dishwasher.

## Gardens, Garage & Driveway

A real feature of this property is the superb, beautifully maintained gardens to the rear. The landscaped garden is easily maintained with areas of patio and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. The shed and greenhouse will also be included in the sale. To the front lies well maintained garden grounds together with two driveways providing off-street parking and a garage.

## Viewing

By appointment through Neilsons (0131 625 2222).





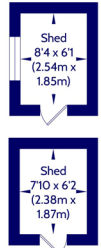
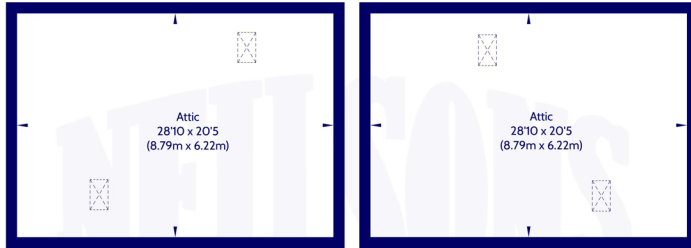
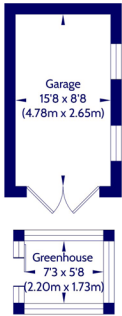
## Location

Broxburn is located approximately 12 miles west of Edinburgh. Local shopping and amenities are available along Broxburn main street, whilst Edinburgh's Gyle and Livingston retail centres offer major high street names and restaurants. Broxburn has four schools including Broxburn Primary, Kirkhill Primary, St. Nicholas Roman Catholic Primary and the highly regarded Broxburn Academy. Regular bus services are available for travel throughout the area. The area has direct road links to Edinburgh, Livingston, Linlithgow and Edinburgh Airport whilst nearby Uphall railway station provides links to Edinburgh, Livingston and Glasgow. For the outdoor enthusiast, the union canal and Almondell Country Park offer fantastic walks and cycling facilities.



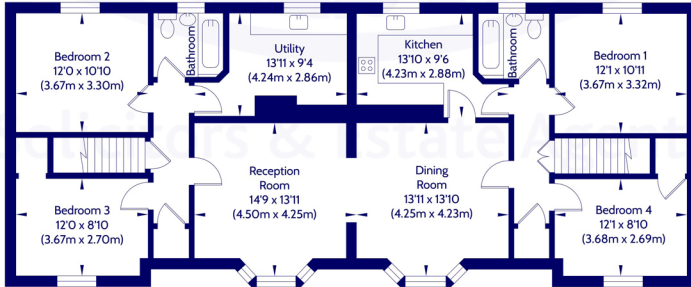


Approx. Gross Internal Floor Area 134 Sq M / 1437 Sq Ft.



### 1st Floor

### Ground Floor



### Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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