



Flat 17, 205a West Main Street, Broxburn

Offers Over £115,000





The town of Broxburn is well placed for commuting with easy access to the M8/M9 motorway network for travel throughout the central belt and beyond. Local buses link up the surrounding towns and villages whilst the railway station in nearby Uphall Station provides a regular service to both Edinburgh and Glasgow. Edinburgh Airport is within easy reach. Further shopping and recreational facilities are available in nearby Livingston, where The Centre, The Elements and the Designer Outlet have many high street stores, restaurants, a health club and a multi screen cinema. Alternatively, The Gyle Centre in Edinburgh is a short drive away.

Presenting a superb opportunity to acquire a well-presented one bedroom flat, situated within a popular residential area that is highly regarded for its convenience. This move-in ready property is perfectly suited for first time buyers seeking their own space, or investors looking to expand their portfolio with a low-maintenance asset.

The flat is offered chain free, ensuring a straightforward and efficient purchase process. Upon entering the building, residents benefit from a secure entry system that provides both peace of mind and privacy. The apartment itself is thoughtfully arranged, featuring a bright and spacious double bedroom that comfortably accommodates a range of furnishings.

The living area is inviting and versatile, ideal for relaxing or entertaining, while the kitchen is well-equipped with modern fittings and ample storage. Throughout the property, clever storage solutions have been incorporated, allowing for



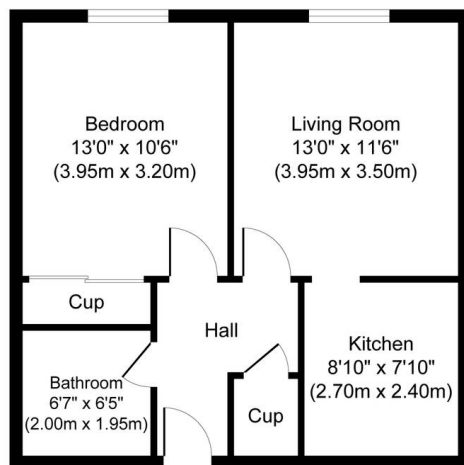
Flat 17

205a West Main Street, Broxburn

- One Bedroom Flat Within A Popular Residential Area
- Ideal For First Time Buyer Or Investor
- Move In Ready
- Allocated Off Street Parking
- Chain Free Purchase
- Close To Local Amenities And Transport Links
- One Double Bedroom
- Secure Entry System
- Good Storage Options Throughout

Chain-free, well-presented 1-bed flat in a popular area with secure entry, parking, modern kitchen, good storage, and easy access to shops and transport. Ideal for first-time buyers or investors.





Approximate Floor Area
494 sq. ft
(45.90 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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