



FOR SALE
REMAX
PROPERTY



REMAX
Property

4 Albyn Terrace, Broxburn

Offers Over £164,000



Presented by Magda Hawkins REMAX Property, this spacious three-bedroom mid-terraced house offers well-proportioned accommodation ideally suited to first-time buyers, growing families, and investors alike.

Located in the popular residential area of Broxburn, the property benefits from excellent access to a wide range of local amenities, reputable schools, and reliable transport links.

The heart of the home is a bright dual-aspect living and dining room, featuring large windows that allow natural light to flood the space, creating a welcoming and airy environment for every-day living and entertaining.

The layout has been thoughtfully designed to maximise flexibility, with three generously sized bedrooms that offer options for family living, guest accommodation, home working, or study space as required. A practical wet room bathroom, complete with an electric shower, ensures convenience and accessibility for all household members.

Storage is well catered for, with a large cupboard in the living area and additional storage solutions located throughout the house, providing ample space to keep belongings organised and out of sight.

The property's location is ideal for commuters, with straightforward travel to Edinburgh, Livingston, and the wider Central Belt via nearby road and public transport connections.

Families will appreciate the close proximity to highly regarded primary and secondary schools, making this an attractive choice for those seeking a long-term family home.



This competitively sized property represents an excellent opportunity for first-time buyers looking to step onto the property ladder, as well as investors seeking a home with strong rental and resale appeal in a desirable West Lothian location.

With its generous accommodation, flexible living spaces, and practical features, this mid-terraced house in Broxburn is ready to welcome its next owners.

For further information or to arrange a viewing, please contact Magda Hawkins REMAX Property 07429403438 mhawkins@remax-scotland.homes
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Located in the thriving West Lothian town of Broxburn, 4 Albyn Terrace enjoys a convenient and family-friendly setting with excellent access to a wide range of local amenities. The property is within easy reach of supermarkets, independent shops, cafés, healthcare facilities, and leisure amenities, making it ideal for modern everyday living. Broxburn is particularly popular with families due to its selection of well-regarded primary and secondary schools, nearby parks, and community facilities. Outdoor enthusiasts can enjoy a variety of walking and cycling routes throughout West Lothian, while nearby green spaces provide excellent recreational opportunities. The property offers outstanding commuter links, with quick access to the M8 motorway connecting Edinburgh and Glasgow. Edinburgh Airport is approximately 15 minutes away by car, making this an attractive location for professionals and frequent travellers. Nearby Uphall and Livingston railway stations provide regular rail services to Edinburgh, Glasgow, and beyond. Livingston town centre, The Centre shopping complex, Livingston Designer Outlet, and a range of major employers are all within easy reach, further enhancing the property's appeal. Combining convenient transport connections, strong local amenities, excellent schooling, and access to Scotland's central business hubs, Broxburn remains one of West Lothian's most sought-after residential locations.

Living Room

13' 11" x 21' 0" (4.24m x 6.41m)

The spacious open-plan living room and dining area forms the heart of the home, providing a bright and welcoming space for both everyday living and entertaining. Two large windows flood the room with natural light, offering attractive views over both the front and rear gardens. A feature fireplace creates a focal point within the room, while a radiator ensures year-round comfort. The space benefits from ample power outlets, two ceiling light fixtures, and a large storage cupboard, providing practical and convenient storage for household items. The generous proportions allow for a variety of furniture layouts, comfortably accommodating both lounge and dining furnishings.



Kitchen

7' 8" x 9' 1" (2.33m x 2.76m)

The kitchen is conveniently positioned adjacent to the living accommodation and offers a practical workspace with a range of storage units and worktop space. Well suited to everyday cooking and meal preparation, the room provides easy access to the rear garden, making outdoor dining and entertaining particularly convenient.



Hallway

3' 1" x 13' 1" (0.94m x 3.99m)

Spacious hallway offers access to living room, kitchen, as well as upper level. Additional storage opportunities contribute to the home's practical appeal.





Master Bedroom

12' 2" x 14' 1" (3.72m x 4.28m)

The master bedroom is a generously sized double room offering ample space for a large bed and additional bedroom furniture. Natural light enhances the bright and comfortable atmosphere, creating an ideal retreat at the end of the day.

Second Bedroom

8' 5" x 12' 0" (2.57m x 3.67m)

A further spacious double bedroom, Second Bedroom provides flexible accommodation suitable for family members, guests, or home working requirements. The room offers excellent floor space and enjoys a pleasant outlook.

Third Bedroom

8' 11" x 12' 8" (2.71m x 3.86m)

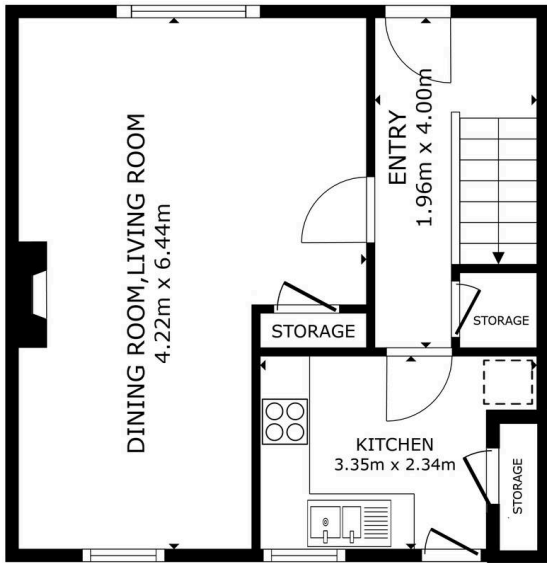
Third Bedroom is a versatile room that can serve as a single bedroom, nursery, dressing room, or home office. Its practical layout allows it to adapt easily to changing household needs, and large storage cupboard provides extra convenience.

Family Bathroom

7' 9" x 4' 6" (2.36m x 1.37m)

The family bathroom has been thoughtfully configured as a practical wet room, offering ease of access and low-maintenance convenience. The space features an electric shower, providing instant hot water and reliable everyday functionality. Complemented by a wash hand basin and WC, the room is designed to maximise usability. Ideal for families and those seeking accessible bathing facilities, the wet room layout provides a versatile and practical addition to the home.



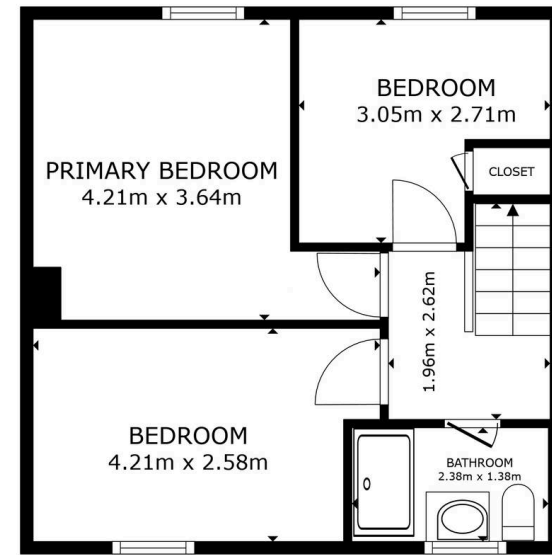


FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 39.4 m² FLOOR 2 39.6 m²
 TOTAL: 79.0 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 39.4 m² FLOOR 2 39.6 m²
 TOTAL: 79.0 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





REMAX Property

Remax Property, Remax House – EH54 6TS

01506 535995 • mhawkins@remax-scotland.homes • <https://rem.ax/4umxbz2>



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.