



31d East Main Street, EH52 5AB

Broxburn - Fixed Price £89,950







A HOME THAT GETS IT ALL RIGHT!!

Beautifully presented, stylishly upgraded and completely ready to move into, this bright ground-floor apartment offers an easy, low-maintenance way of living in a tucked-away position just off Broxburn's East Main Street.

Step inside and you'll immediately find a home that feels fresh, modern and exceptionally well cared for. With accommodation all on one level, a smart layout and a wonderfully bright feel throughout, this is the kind of property that makes everyday living feel simple.

The lounge is a lovely place to settle in, with soft carpet underfoot, fresh neutral decor and an open-plan connection into the kitchen. And what a kitchen it is — stylishly upgraded and finished with crisp white splashback tiling, laminate flooring and a great range of fitted storage and appliances. There's a Neff oven and grill, gas hob and contemporary extractor hood, along with space for a free-standing fridge/freezer and washing machine, both of which are included.

It's a space that feels every bit as good as it works — perfect for quiet mornings, relaxed evenings and having everything you need close at hand.

The bedroom is a real bonus, too. Bright, spacious and beautifully presented, it's a comfortable double with built-in wardrobes providing excellent storage without compromising the room itself.

The bathroom continues the modern feel, with an upgraded white suite, shower over the bath, contemporary wet wall panels, a stylish white gloss vanity unit and an LED mirror. There's also a handy storage cupboard off the hallway — always welcome in an apartment.

And beneath the style, there's plenty of practical reassurance. The boiler was replaced in 2024 and the double glazing was upgraded in November 2025, giving the next owner two important improvements already taken care of.

Outside, there is shared parking, while the tucked-away position just off East Main Street means Broxburn's everyday amenities are close by.

A first home? An easy downsizer? Or a clever little investment?

This one makes a lot of sense.

Bright, stylish and completely move-in ready, it's a home that has been thoughtfully upgraded and beautifully maintained — leaving you with very little to do except move in and enjoy it.

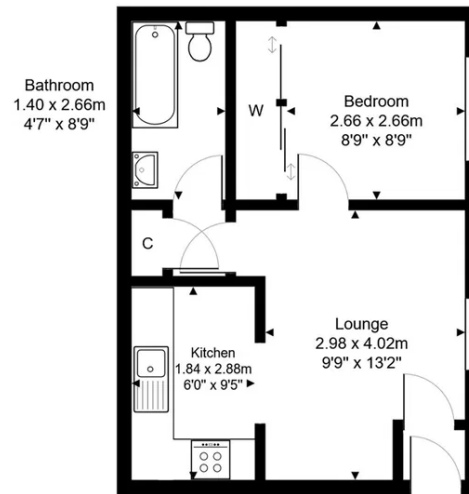
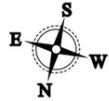
Extras: Floor coverings, light fittings, white goods, blinds and LED mirror in the bathroom.



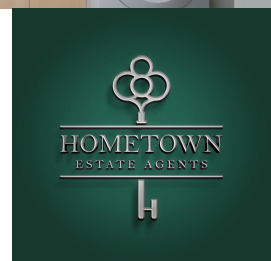
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Total Area: 34.1 m² ... 367 ft²

All measurements are approximate and for display purposes only



Ground Floor



Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.