



37 New Holygate, Broxburn, West Lothian, EH52 5RN

Well-Presented, Two-Bedroom, Terraced Villa with a Private Garden and Driveway

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Property Description

Light and well-presented, two-bedroom, southerly facing terraced villa with a private garden and driveway. Forming part of a charming terraced row of former miners' cottages, set 'off-street' in a popular residential area of Broxburn, West Lothian.

Comprises a living/dining room, kitchen, two double bedrooms and a bathroom.

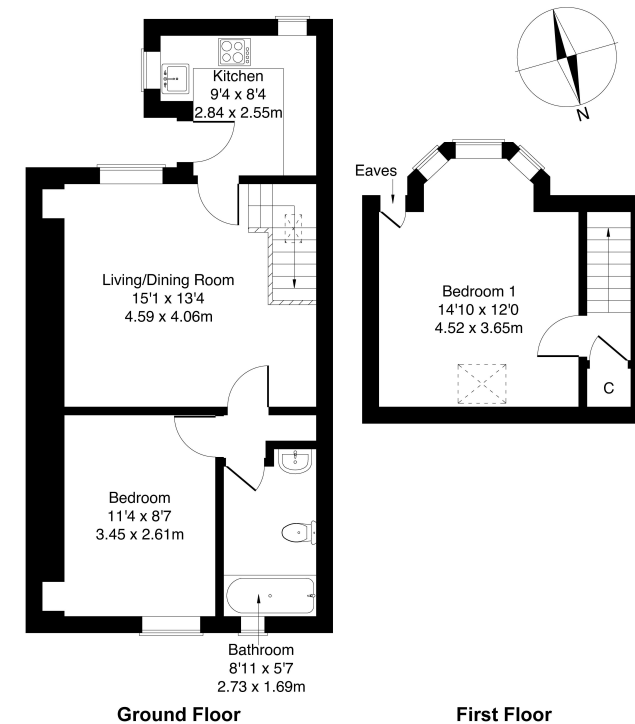
Highlights include a modern fitted kitchen and bathroom, and a solid-wood staircase with a skylight window. Additionally, the property features contemporary flooring, gas central heating and double glazing.

Appliances and a selection of quality wood furniture are available for inclusion in the sale. Externally, a private garden is set adjacent, with a driveway, a sizable storage shed, and a patio.

Welcoming you into the property, the kitchen provides access to the living room, finished with wood-effect flooring. The kitchen continues the matching flooring and is fitted with granite-effect countertops, a tiled splashback, a stainless steel sink with drainer, as well as an integrated double oven, gas hob with canopy above, dishwasher, and fridge/freezer.

Bedrooms one and two are both finished with carpeted flooring and light décor, with bedroom one further benefiting from a bay window that allows plenty of natural light to fill the space. Completing the property is the family bathroom, fitted with a three-piece suite and shower over bath.

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Area Description

Broxburn is a well-connected commuter town located twelve miles west of Edinburgh, blending a traditional stone-built village centre and high street with a variety of established and modern residential areas. Local shopping and everyday amenities are focused along the A899, while larger retail destinations such as Edinburgh's Gyle Centre and Livingston Designer Outlet offer an extensive choice of major brands, dining venues and

The town is served by four schools, including Broxburn Primary, Kirkhill Primary, St Nicholas Roman Catholic Primary and the highly regarded Broxburn Academy. Public transport is frequent, with regular bus services connecting the area to surrounding towns, and direct road links providing easy access to Edinburgh, Livingston, Linlithgow and Edinburgh Airport.





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