



46 West Main Street, Broxburn, West Lothian EH52 5RJ
Offers Over £75,000

4 Greendykes Road, Broxburn, EH52 5AG

Tel: 01506 852000

info@knightbain.co.uk

www.knightbain.co.uk

Knight Bain are delighted to offer to the market this newly refurbished Main Door Ground Floor Flat. The accommodation is in move-in condition and would make an ideal first-time purchase or buy to let investment and early viewing is highly recommended.

Accommodation comprises - Vestibule, Hallway, Lounge/Kitchen, Bedroom and Shower Room.

Vestibule

Entered via a UPVC door. Laminate flooring. Door with glazed insert opens to Hallway.

Hallway

Provides access to all rooms. Cupboard with light and power. Laminate flooring.

Lounge / Kitchen

Modern base units with contrasting work surfaces and Breakfast Bar. Electric hob, oven, and space for under counter fridge and washing machine. Rear facing window. Rear facing window. Space for free standing furniture. Laminate flooring.

Bedroom

Front facing window with blind. Laminate flooring.

Shower Room

Modern three piece suite. Anti condensation ceiling. Rear facing window. Ceramic floor tiles.

Location

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 .





Approximate net internal area: 472.68 ft² / 43.91 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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These particulars, whilst carefully prepared, are not warranted.

Prospective purchasers should make their own enquiries to confirm the details of this property.

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