





A Fantastic 1 Bedroom Ground Floor Flat.

A spacious ground-floor apartment near local amenities, this walk-in property is perfect for an individual, couple, or investor. Lorna MacDonald and RE/MAX Property are delighted to present this home located at Union Road, Broxburn, EH52 6HR, to the market.

The popular town of Broxburn in West Lothian offers an excellent range of shopping and leisure facilities, including a sports centre. There are local butchers, fishmongers and bakeries within walking distance of the property. The outdoors can be enjoyed with walks along the Union Canal and in the local Almondell and Calderwood Country Park. Primary and secondary schooling are also provided. Livingston is only a short drive away, where there are more shopping opportunities provided by a wealth of shops housed in The Centre and Designer Outlet. For the commuter, there is easy access to the central Scotland motorway network, rail links and Edinburgh airport is close by.

Entrance Vestibule

Entrance to the apartment is through a uPVC door, which opens into the vestibule. The décor begins with neutral painted walls and tiles to the floor. Completing the vestibule is a wall light and a smoke detector.

Lounge

3.795m x 4.785m (12'05" x 15'08") This inviting social space features laminate flooring and beige painted walls with a picture rail. The fireplace, with a grey surround, original tile details, and an electric stove, serves as the room's focal point. A front-facing window allows ample natural light to fill the space. The room also includes a ceiling light, radiator, smoke detector, and power points.

Rear Hallway

The neutral décor begins with continued beige painted walls and laminate flooring. Two wall lights, a radiator, power points, and a smoke detector complete this area.

Primary Bedroom

4.824m x 3.620m narrowing to 2.247m (15'09" x 11'10" narrowing to 7'04") This wonderfully spacious room features neutrally painted walls with a dado rail and laminate flooring. A rear-facing window allows natural light to flood the space, complemented by a ceiling light. The room is also equipped with a radiator and power points.

Kitchen

3.496m x 2.910m (11'05" x 9'06") The cosy kitchen features multiple wall and floor-mounted units with white and grey fronts, complemented by coordinating work surfaces and a white tiled backsplash. The space is adorned with light grey painted walls and grey wooden flooring. Appliances included in the sale are an under-counter oven, a four-ring gas hob, a built-in extractor hood, an under-counter fridge, and an under-counter washing machine. A generous-sized cupboard provides additional storage and houses a fridge freezer, also included in the sale. The sink area consists of a chrome mixer tap over a stainless steel sink with drainer. Two side windows and a door allow ample natural light, enhanced by a ceiling light. The room is complete with a heat detector and power points.

Shower Room

2.358m x 1.080m (7'08" x 3'06") The shower room features a white suite, including a pedestal sink, a close-coupled toilet, and a shower unit with a mains shower. It is elegantly finished with cream tiled walls and matching floor tiles. The room is illuminated by a ceiling light and includes a radiator.

Additional Items

All fitted floor coverings and kitchen appliances mentioned, will be included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

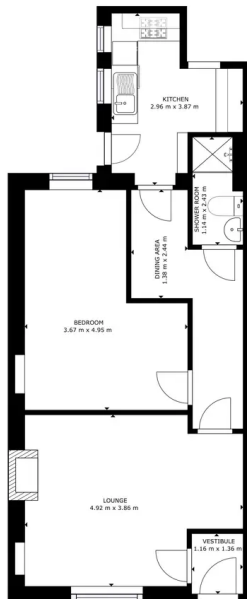
OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.





GROSS INTERNAL AREA
 FLOOR 1: 57.77 m²
 TOTAL: 57.77 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



RE/MAX Property

Remax Property, Remax House - EH54 6TS

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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.