





Spacious 3 Bedroom Ground Floor Apartment!

Niall McCabe & RE/MAX Property are overjoyed to welcome to the open market this freshly redecorated and seldom available 3 bedroom ground floor apartment, with gardens located in the highly coveted Holygate Place, Broxburn. An ideal property suited perfectly for that 'first, or next time buy'. This home enjoys a fresh & neutral finish, impressive room sizes and is a mere distance from the town centre.

Broxburn is a charming town situated in West Lothian, Scotland. Nestled on the Union Canal, it is conveniently located just 12 miles west of Edinburgh, offering a blend of serene countryside and easy access to the bustling capital. Historically a center for shale oil production, Broxburn boasts rich industrial heritage, evident in its architecture and local museums. Today, it is a thriving community with a variety of amenities including shops, schools, and recreational facilities. The surrounding landscape features picturesque walking and cycling paths, making it a popular spot for outdoor enthusiasts. Broxburn's blend of historical charm and modern convenience makes it a unique and inviting place to live and visit.

The home report is available from our website.

There are No Factor Fees

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Entrance Hallway

21' 4" x 6' 4" (6.50m x 1.92m)

Large, freshly decorated hallway with contemporary laminate flooring, ample storage space & access to all accommodation.

Lounge

15' 9" x 11' 5" (4.81m x 3.48m)

Positioned to the front of the property, the large lounge bathes in natural light. It also enjoys a picture window which floods the room with light, along with fresh wall coverings, a feature fireplace and trendy, laminate flooring.

Kitchen

11' 4" x 6' 2" (3.46m x 1.87m)

A well-equipped kitchen is positioned near the reception spaces. The room enjoys a vast selection of base & wall mounted cabinetry complete with contrasting worktop and flooring.

Bedroom 1

12' 8" x 11' 11" (3.86m x 3.62m)

The master bedroom is of generous proportions and has been freshly carpeted underfoot and there is also fitted storage space. The room boasts generous ceiling heights, a neutral finish & views onto the rear garden.

Bedroom 2

11' 7" x 10' 4" (3.53m x 3.15m)

A further double bedroom which has been freshly re-decorated to a good standard. The room enjoys a large window, and ample floorspace for various furniture formations.

Bedroom 3

11' 2" x 9' 7" (3.40m x 2.93m)

Bedroom 3 is a fabulous sized room with a large window overlooking the gardens, central lighting & ample power points.

Family Bathroom

8' 6" x 4' 7" (2.58m x 1.39m)

A sleek 3-piece family bathroom, which comprises of a large bathtub, wash hand basin & W.C. There is newly fitted vinyl flooring & a glazed window to accompany.

Exterior

Externally, the property is accompanied by impressive gardens, there is a sunny rear garden which is ideal for entertaining and an access path round the side of the home.





RE/MAX Property

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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.