



# 23a Station Road, Broxburn

Offers Over £135,000





# 23a Station Road

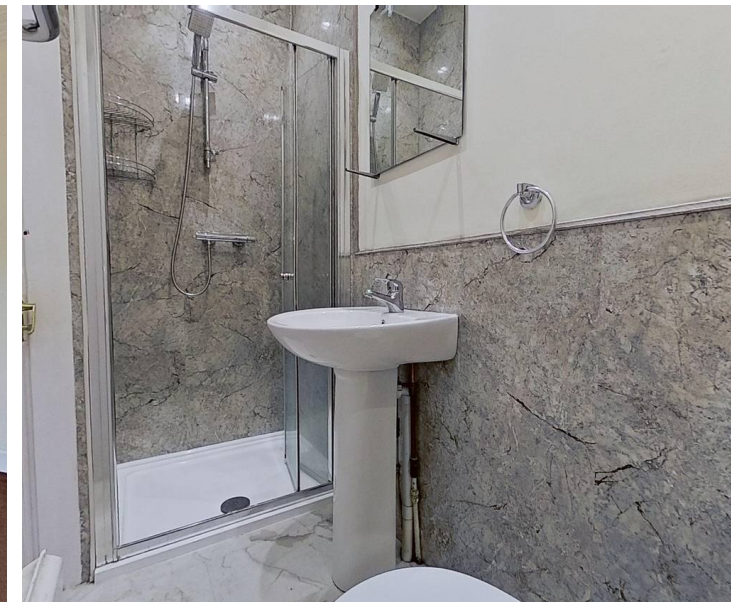
Broxburn, Broxburn

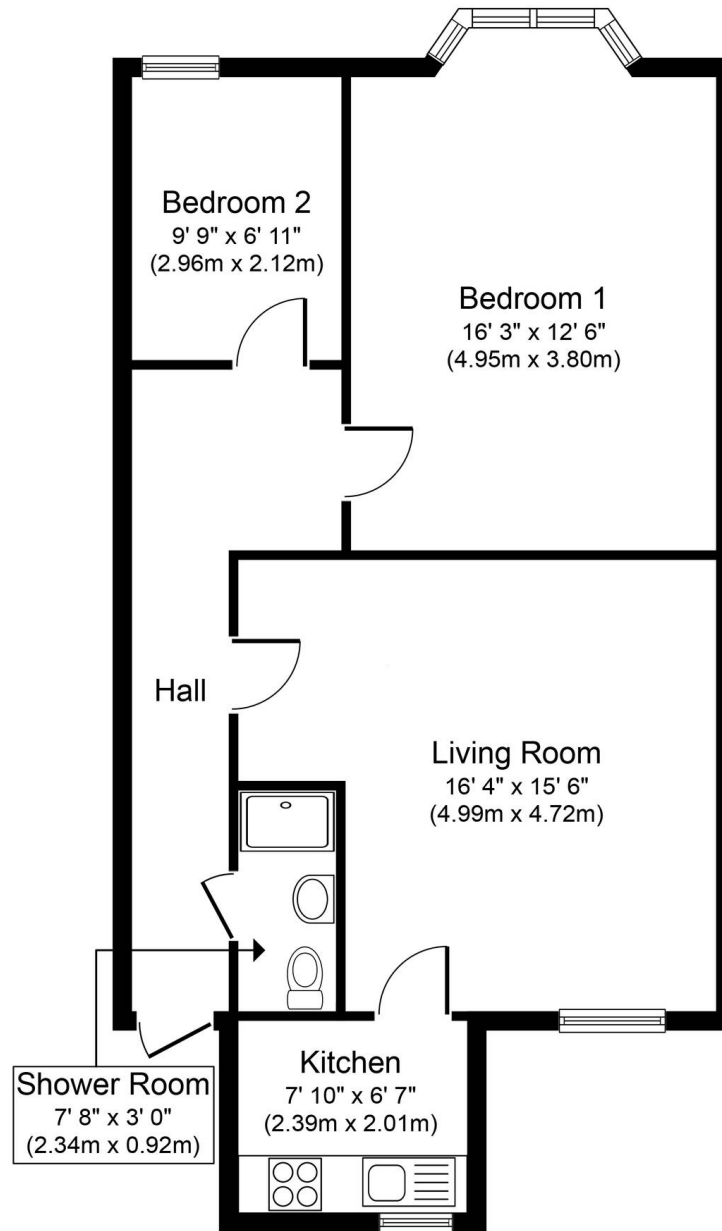
Desirable 2-bed upper flat with modern shower room, bay windows, off-street parking. Bright interior with gas heating. Convenient location near amenities and transport. Ideal for first-time buyers/investors. Energy efficient. Council tax band B.

Council Tax band: B

Tenure: Freehold

- Spacious 2 Bedroom Upper Flat
- Chain Free Purchase
- Ideal For First Time Buyers & Investors
- Contemporary Shower Room
- Traditional Bay Windows
- Rarely Available
- Private Off Street Parking
- Close To All Amenities
- Communal Garden
- GCH & Double Glazing





**Approximate Floor Area**  
**705 sq. ft.**  
**(65.5 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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