



6 Long Byres, Broxburn

Offers Over £165,000





The town of 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.

This beautifully presented two bedroom end terrace house offers a fantastic opportunity for buyers seeking a move-in ready home within a peaceful cul-de-sac setting. The property is offered chain free and boasts an excellent Home Report with all Category 1 ratings, ensuring peace of mind for prospective purchasers. Inside, you will find a bright and spacious living room, perfect for relaxing or entertaining guests, and a modern fitted kitchen with ample storage and worktop space. Both bedrooms are generous doubles, providing plenty of room for furnishings and storage. The family bathroom is well appointed and finished to a high standard. The property benefits from double glazing and efficient heating, ensuring comfort throughout the year. Ideally located just a short distance from the town centre and key travel links, this home is perfect for commuters and those seeking easy access to local amenities. With allocated off street parking and a lovely open outlook over the burn, this property combines convenience with a serene setting.

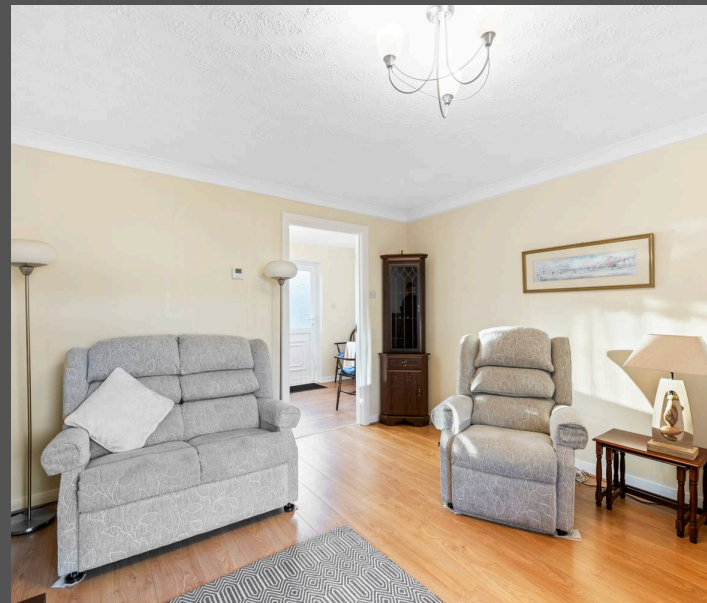


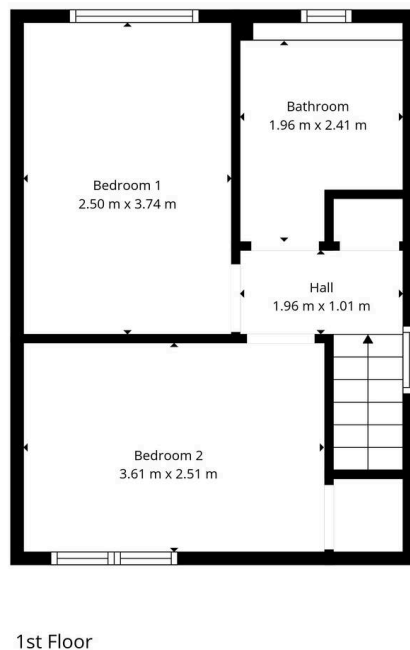
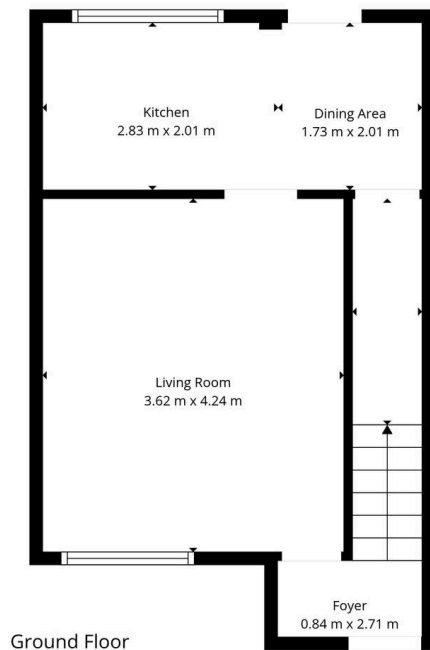
6 Long Byres

Broxburn, Broxburn

- Two Bedroom End Terrace House
- Excellent Home Report With All Category 1's
- Chain Free Purchase
- Two Double Bedrooms
- Located Within A Quiet Cul-De-Sac
- Move In Ready
- Just A Short Distance From The Town Centre And Travel Links
- Allocated Parking
- Lovely View Over The Burn

Beautifully presented 2 bed end terrace in a quiet cul-de-sac. Chain free, move-in ready, modern kitchen, off street parking, lovely outlook over the burn, close to town centre and travel links.





TOTAL: 60 m²
GROUND FLOOR: 31 m², 1ST FLOOR: 29 m²
EXCLUDED AREAS: WALLS: 6 m²
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





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