





105 Nicol Road, Broxburn

Welcome to Nicol Road, Broxburn, a sought after residential location. This beautifully presented two bedroom end of terrace home is finished to a high standard throughout, providing well proportioned accommodation.

From the moment you enter, the home impresses with its bright and welcoming atmosphere, thoughtfully designed layout and modern finishes that create a stylish yet practical living environment.

To the right hand side is the modern kitchen, thoughtfully designed with ample worktop and cupboard space. The kitchen benefits from integrated appliances including the cooker, along with space for additional white goods such as a fridge freezer and washing machine, making it both practical and well laid out for everyday living.

Completing the downstairs layout is the lounge. A bright and welcoming space, enhanced by large patio doors that allow natural light to flood the room and provide direct access to the garden. The lounge is finished with grey laminate flooring and clean white walls, offering a modern, neutral backdrop and providing ample space for both a comfortable seating area and a dining table, ideal for family living or entertaining.

Upstairs, the main bedroom is the first room you encounter. This well proportioned room comfortably accommodates a king size bed and is finished with plush carpeting, neutral décor and a large window that fills the room with natural light. There is also generous space for wardrobes and additional storage, ideal for practical living.

Centrally located on the upper level is the contemporary family bathroom, beautifully finished with full wet wall panelling in white and soft grey neutral tones. The bathroom includes a shower over bath, WC, wash hand basin and a heated chrome towel rail, creating a sleek, modern and low maintenance space.



The second bedroom completes the upper floor. Another bright and versatile room, suitable for a double bed, guest room or home office. It continues the home's neutral styling, features a large window and benefits from useful built-in storage. Within this room is access to the partially floored loft, perfect for extra storage.

Outside, the property boasts a generous, landscaped rear garden arranged over two levels. A side path leads to the upper section where a wooden seating area provides a fantastic sun trap during the summer months, perfect for relaxing or entertaining. As the property is end of terrace, there is side access to the front, offering added practicality for everyday use. To the front of the property there is a driveway, with additional communal parking available directly across the road.

Overall, this property represents an exceptional opportunity to own a truly walk-in ready home in a highly desirable development. With its modern finishes, generous proportions and neutral, elegant design, it offers a blank canvas for new owners to add their own style and make it their own.

Broxburn is a thriving town that combines the charm of a traditional Scottish community with superb modern amenities. Families will benefit from a selection of highly regarded local schools, including Broxburn Academy and several excellent primary schools. For commuters, Uphall Train Station is just a short drive away, offering swift connections to Edinburgh and Glasgow. The town itself is home to a variety of independent shops, cafes, and restaurants, while nearby Livingston offers a wider array of retail and leisure options, including The Centre and Designer Outlet. Nature enthusiasts will also enjoy the surrounding countryside, canal walks, and open green spaces.

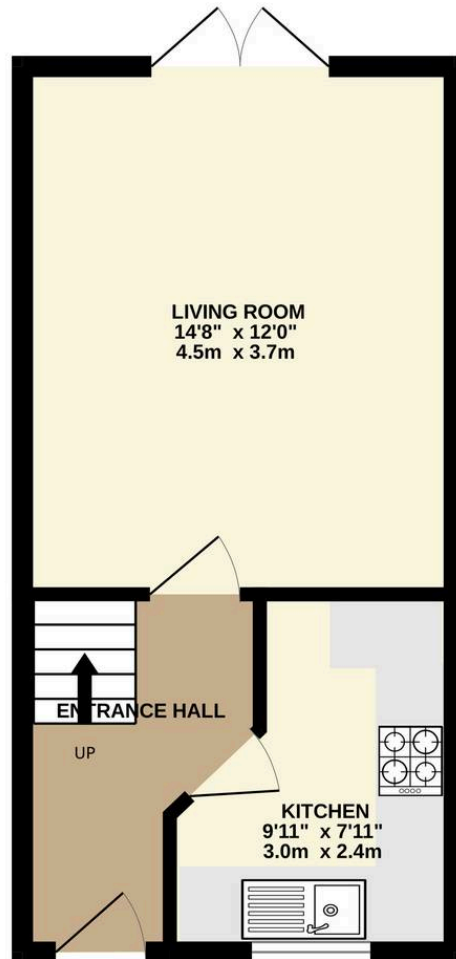
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Council Tax band: C

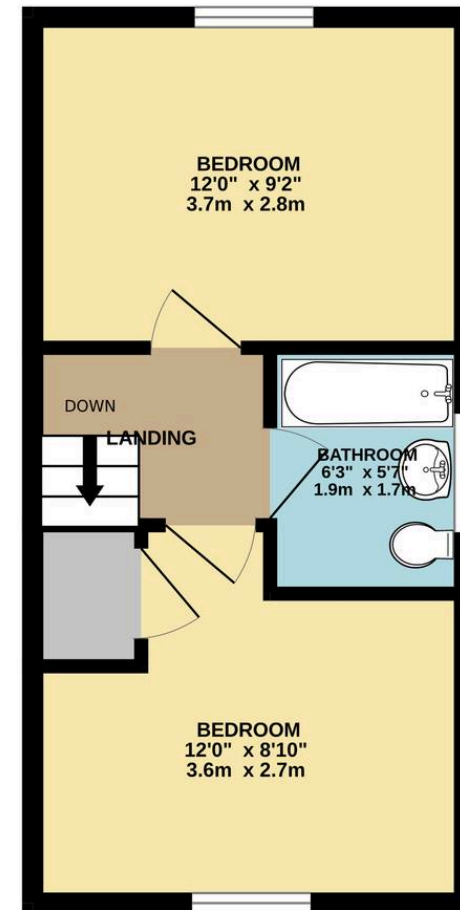
EPC Energy Efficiency Rating: C



GROUND FLOOR
294 sq.ft. (27.4 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.4 sq.m.) approx.



2 BED 2 FLOORS

TOTAL FLOOR AREA : 589 sq.ft. (54.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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