



42 Nicol Place, Broxburn, EH52 6GZ

Two-Bedroom, Upper Villa, with a Private Garden and an Allocated Parking Space

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Property Description

Light and tastefully presented, two-bedroom, upper villa, with a private garden and an allocated parking space. Located in an exceptionally quiet cul-de-sac, in an established, factored, residential development in Broxburn, West Lothian.

Comprises an entrance hall and stairway, living/dining room, kitchen, two flexible bedrooms and a bathroom.

Features include a modern fitted kitchen, with appliances, a fitted bathroom suite, gas central heating and double glazing. In addition, there is good storage, including a loft, as well as an enclosed private garden to the rear, which includes a shed.

The development includes additional visitor parking spaces, well-maintained grounds and good transport links.

A carpeted entrance stair rises to a hallway, with storage, finished with light, neutral decor and leading into a well-proportioned reception room on the right. Fronted by generous glazing, offering an open outlook, the tastefully presented room provides versatile floor space for both lounge and dining furniture and conveniently adjoins a kitchen. Fresh and modern, with a sunny outlook, the kitchen is fitted with white units and wood-effect worktops and includes an integrated oven, a gas hob, a stainless-steel canopy, a freestanding fridge/freezer and a washing machine.

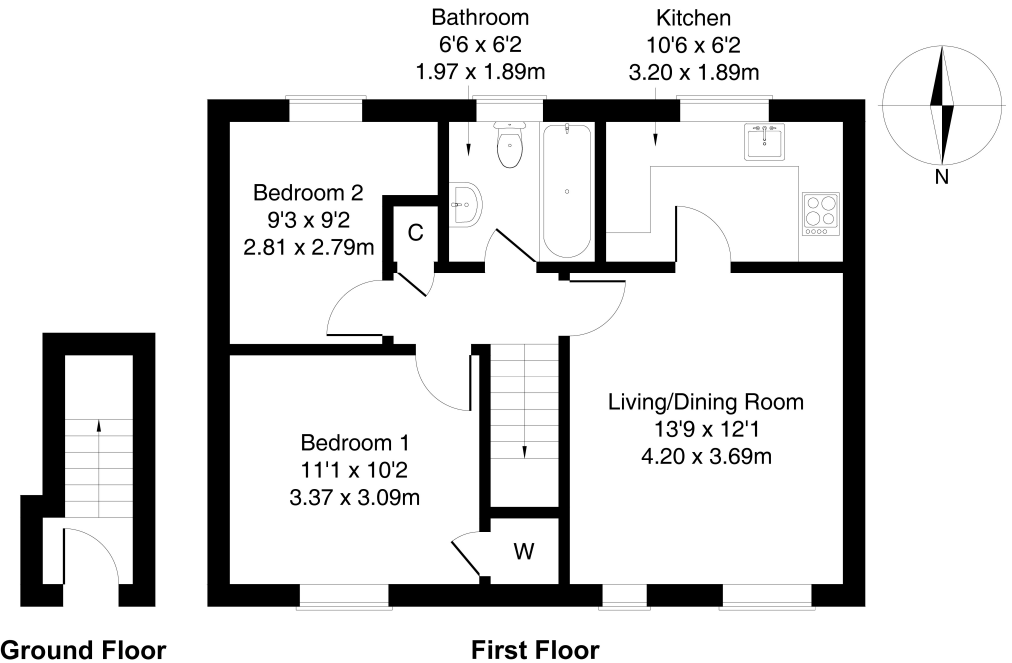
At the other end of the hall, two bedrooms enjoy the neutral decor and carpeting of the living space. Set to the front, the spacious main bedroom benefits from built-in wardrobe storage, whilst the rear-facing second bedroom offers a good-sized, flexible space.

Completing the accommodation, a bathroom comprises a three-piece suite, a shower-over-bath, vanity storage and panel splash walls.



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Approximate Gross Internal Area: (560 sq ft - 52 sq m.) (Excluding Ground Floor)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Broxburn is a popular commuter town, located 12 miles west of Edinburgh, with a traditional stone-built village centre and high street, combined with modern residential developments. Local shopping and amenities are available along the main street A899, whilst Edinburgh's Gyle and Livingston retail centres offer major high-street names and restaurants. Broxburn has four schools including

Broxburn Primary, Kirkhill Primary, St. Nicholas Roman Catholic Primary and the highly regarded Broxburn Academy. Regular bus services are available for travel throughout the area, and Broxburn has good direct road links to Edinburgh, Livingston, Linlithgow and Edinburgh Airport, whilst nearby Uphall railway station provides rail connections to Edinburgh, Livingston and Glasgow.





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