



57 Nicol Road, Broxburn, West Lothian, EH52 6JW

Tastefully Presented One-Bedroom Flat with Allocated Parking Space

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Property Description

Light and tastefully presented, one-bedroom, main door upper flat, with an allocated parking space. Located in a quiet and leafy residential area of Broxburn, West Lothian.

Comprises an entrance hall and stairway, a living room, a kitchen, a bedroom, and a bathroom.

An ideal starter home, freshly prepared for the market with light neutral decor and new flooring throughout, ready to move in. Features include a fitted kitchen, electric heating, double glazing and good storage, including a loft space.

The development includes a resident's private car park to the rear, with additional visitors' parking spaces, well-maintained grounds and good transport links.

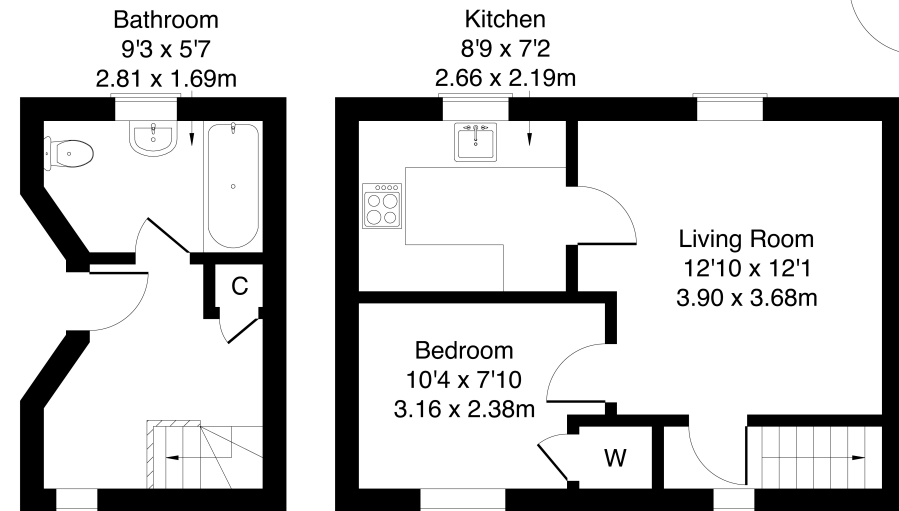
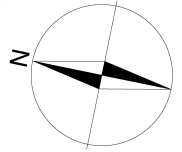
A welcoming entrance on the ground floor leads to a bathroom and provides access to the upstairs living/dining area, which features carpeted flooring, light décor, and large windows that fill the space with natural light. The kitchen is fitted with worktops, a tiled splashback, a sink with a drainer, and offers ample cupboard storage.

An integrated oven with electric hob and canopy above, as well as space for a freestanding fridge/freezer and an additional appliance. The bedroom continues the light, carpeted theme from the living area and includes a built-in cupboard, perfect for storage. Completing the property is the downstairs bathroom, a three-piece suite with a shower over the bath and tiled panel walls.



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Approximate Gross Internal Area: (474 sq ft - 44 sq m.)



Ground Floor

First 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 well-connected commuter town, situated 12 miles west of Edinburgh, combining a traditional stone-built village centre and high street with a mix of established and newly built residential areas. Local shopping and everyday amenities remain centred along the A899, while nearby retail hubs such as Edinburgh's Gyle Centre and Livingston Designer Outlet continue to offer a wide range of major high-street brands, dining options,

and entertainment. The town is served by four schools—Broxburn Primary, Kirkhill Primary, St. Nicholas Roman Catholic Primary, and the well-regarded Broxburn Academy. Public transport options remain frequent, with regular bus services operating across the region, and direct road links providing easy access to Edinburgh, Livingston, Linlithgow, and Edinburgh Airport.





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