

99 Timmeryetts

BROXBURN, WEST LOTHIAN, EH52 6AX



*SPACIOUS THREE-BEDROOM
SEMI-DETACHED HOUSE*



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McEwan Fraser Legal is delighted to present this three-bedroom semi-detached family home in the heart of Broxburn. Inside, the property comprises of:

- Fully equipped kitchen which provides dining space as well as excellent storage and free-standing white goods. The kitchen/dining provides access to the private rear garden.
- Spacious living area which is generously proportioned, flooded with natural light due to its aspect which is front facing.
- The house has three spacious bedrooms which comprises two double bedrooms and a single bedroom.
- The house has one main family bathroom as well as a downstairs WC. The bathroom is modern and well-maintained.





Kitchen/Diner











Bedroom 1





Bedroom 2

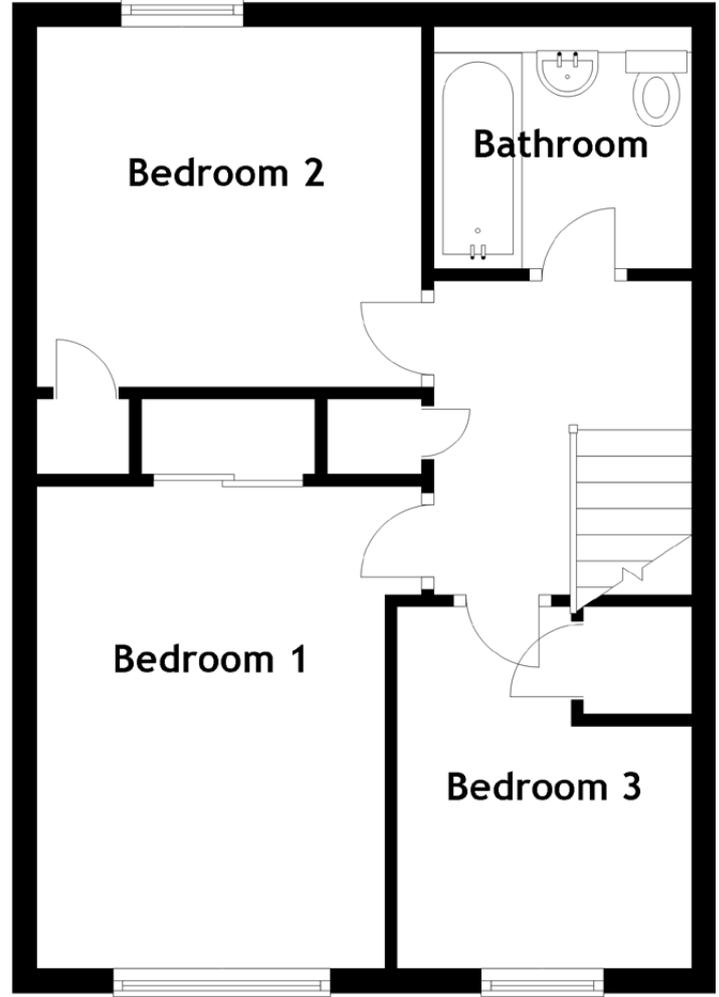
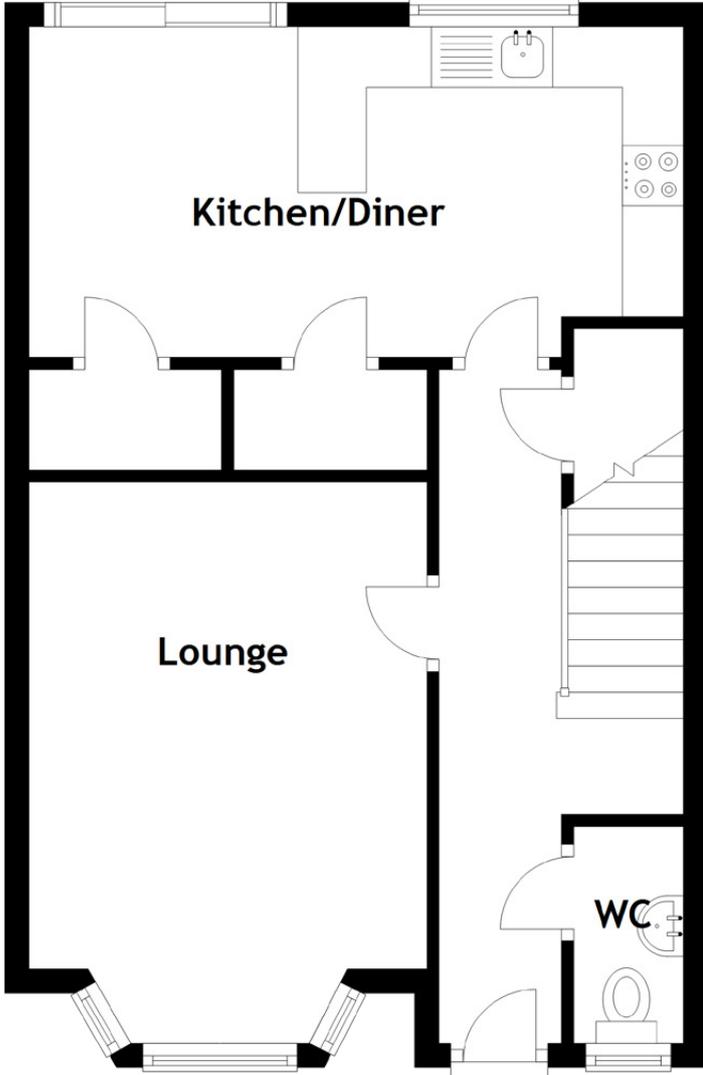




Bedroom 3







Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.37m (17'7") x 2.74m (9')
Lounge	4.65m (15'3") x 3.27m (10'9")
Bedroom 1	3.99m (13'1") x 3.16m (10'4")
Bedroom 2	3.16m (10'4") x 2.98m (9'9")
Bedroom 3	3.00m (9'10") x 2.42m (7'11")

Bathroom 2.12m (6'11") x 2.00m (6'7")

Gross internal floor area (m²): 86m²
EPC Rating: B



In addition to this, the property includes free on-street residents and visitor parking, double-glazed windows and gas central heating. There is also a private back garden which has a large summer house which is fully equipped with electricity to potentially accommodate home working or just an additional living space.



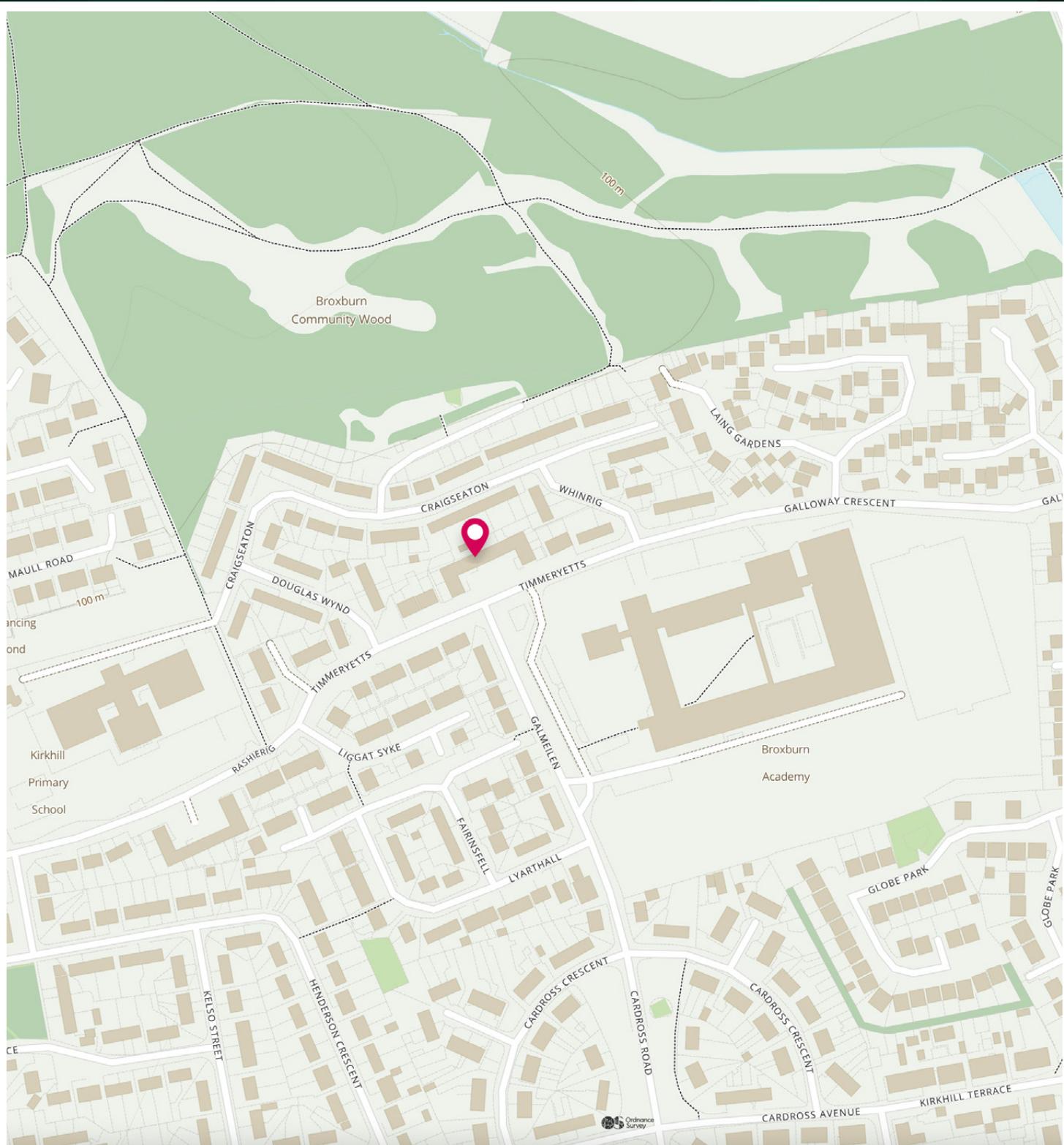




Nestled in the West Lothian, Broxburn is a picturesque town that offers residents the perfect blend of rural tranquillity and urban convenience. With its rich history, excellent local schools, and a variety of shops and amenities, Broxburn is an ideal place to call home. Families in Broxburn have access to a range of excellent educational options for their children. The town is home to several primary schools, including Broxburn Primary School and St. Nicholas Primary School, which provide a solid foundation for young learners. For older students, Broxburn Academy offers a comprehensive secondary education.

One of Broxburn's standout features is its convenient proximity to Scotland's vibrant capital, Edinburgh. The town is strategically located just west of Edinburgh, making it an ideal choice for commuters. A short drive of approximately 20–25 minutes or a convenient train ride from nearby Uphall Station brings you right into the heart of Edinburgh, making it easy to access the city's employment opportunities, cultural attractions, and entertainment venues. Broxburn benefits from an efficient public transport network that connects residents to nearby towns and cities. Additionally, the town is well-served by a network of bus routes that offer further flexibility in transportation.

The Location



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THE SUNDAY TIMES
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