

# 56, 1F1 East Main Street

BROXBURN, WEST LOTHIAN, EH52 5AE



*Spacious Two Bedroom Flat In The  
Popular Town of Broxburn*



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McEwan Fraser Legal is delighted to present this two-bedroom spacious Flat In the popular town of Broxburn. The property is in excellent condition having been well looked after by the current owner.

# THE LOUNGE



Inside, the property comprises of:

- Spacious lounge which features a large bay window looking down the high street. The lounge is a good size and offers various possibilities for configuration.
- Fully equipped breakfasting kitchen which has more than adequate storage space, appliances and also offers a good sized dining table.



# THE KITCHEN

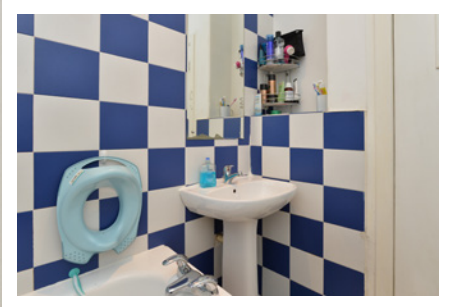






- The three-piece family bathroom is well proportioned and is equipped with a shower over the bath.
- There are two spacious bedrooms, the master of which is a large double and the second is a small double/single bedroom.
- In addition, the property includes gas central heating, double glazed windows and free on street parking locally. This property is expected to be of particular interest and early viewing is recommended.

# THE BATHROOM



# BEDROOM 1

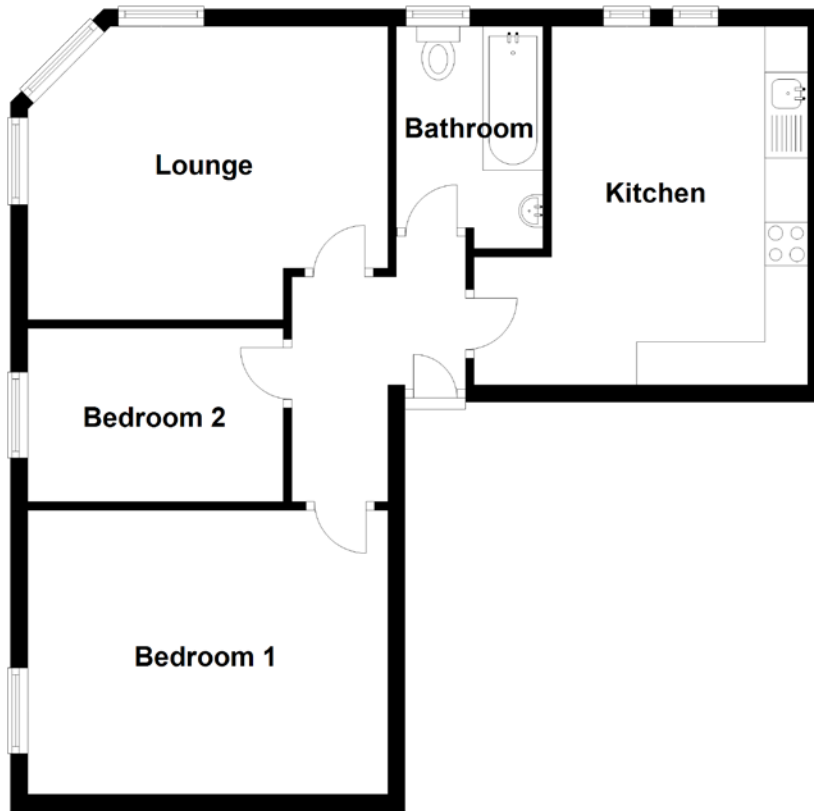




# BEDROOM 2



# FLOOR PLAN, DIMENSIONS & MAP

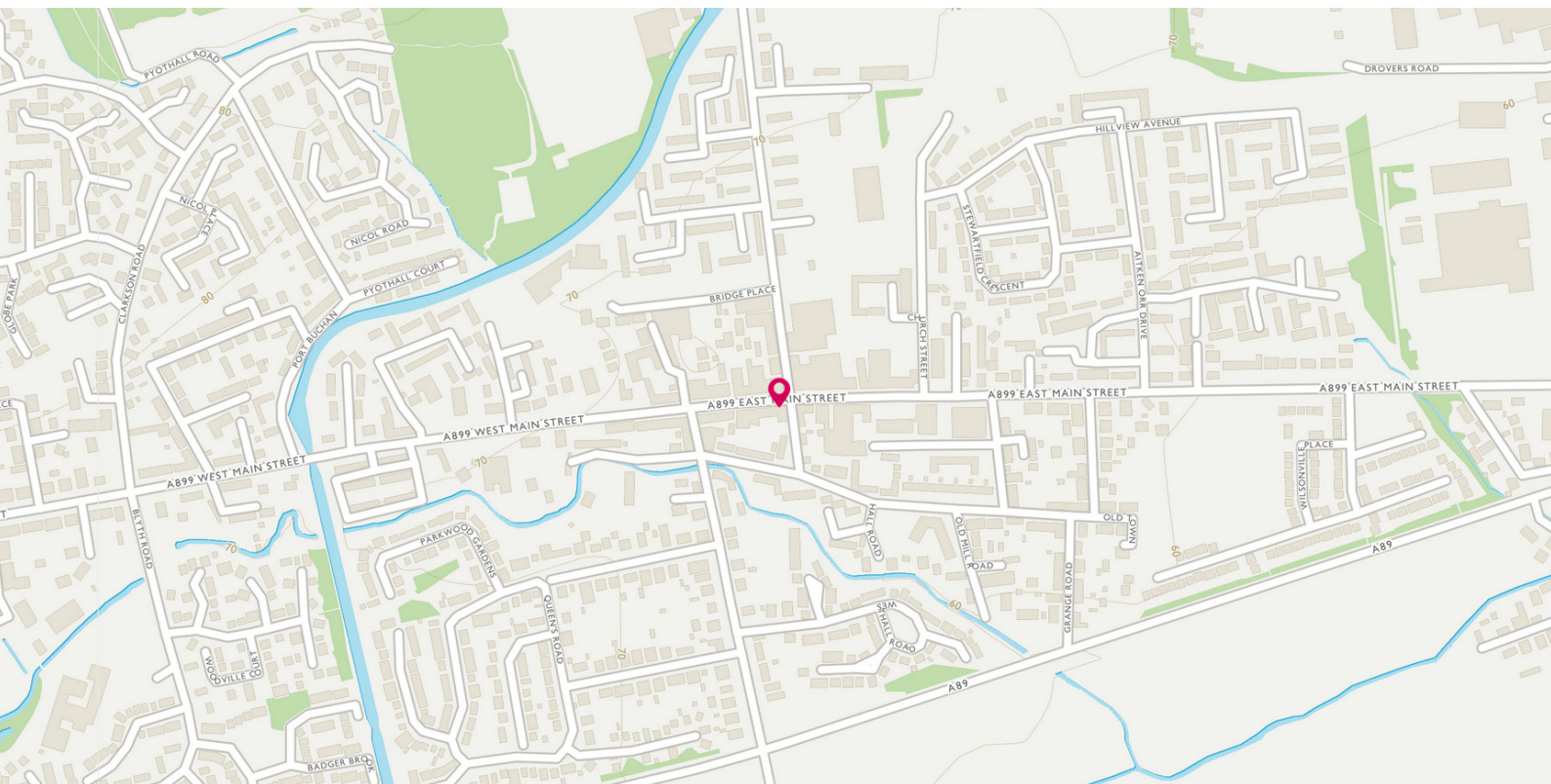


Approximate Dimensions (Taken from the widest point)

Lounge 4.20m (13'9") x 3.42m (11'3")  
Kitchen 4.18m (13'9") x 3.89m (12'9")  
Bedroom 1 4.16m (13'8") x 3.31m (10'10")

Bedroom 2 2.98m (9'9") x 2.02m (6'8")  
Bathroom 2.59m (8'6") x 1.71m (5'7")

Gross internal floor area (m<sup>2</sup>): 57m<sup>2</sup>  
EPC Rating: E





# THE LOCATION

Broxburn is a popular commuter town situated approximately five miles west of the city boundary and is a busy community, well served with shopping facilities including Lidl, B&M and also Aldi coming in the near future There are also banks, supermarkets, restaurants, chemists and Post Office services.







The swimming pool and sports centre are a short walk from the property, and the library, driving range and golf courses are a five-minute drive away.

The Gyle shopping centre is a fifteen-minute drive, as are the shopping facilities in Livingston: MacArthur Glen Retail Outlet, Asda Walmart and the new Elements Shopping Centre.

Near the property itself, there are lovely walks along the banks of the Union Canal, and Almondell Country Park is also a short drive away.

The centre of Edinburgh is a thirty-minute bus journey from the property. Edinburgh Airport is a ten-minute drive away. Newbridge Roundabout is minutes away, providing access to the City Bypass, the M8, M9, and Fife. There is also a rail station nearby at Uphall with direct services to Edinburgh and Glasgow.



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