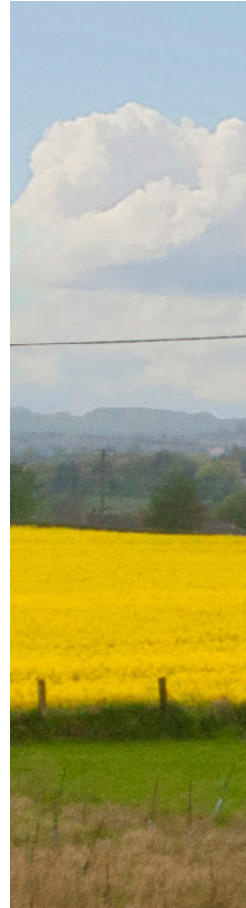




Land at Burnvale

BROXBURN, WEST LOTHIAN, EH52 5PA

Land at Burnvale Broxburn



The Arches - Scenes from Broxburn - Oatridge Golf Course - Local fields near the property



The Location

The popular rural village of Burnside is a small village located within the area of Broxburn in West Lothian. Renowned for its excellent location and close proximity to the M8 and M9. the location is well placed for commuters to both Glasgow and Edinburgh, there are also fantastic railway links at Uphall, Bathgate, and Livingston with commuter services to both Edinburgh and Glasgow. The area provides good

local shopping and other amenities whilst Livingston offers a more extensive range of retail facilities, including the Almondvale Shopping Centre and the McArthur Glen Designer Outlet Village.

For those who enjoy the outdoors, there are several local golf courses including courses at Uphall, the popular Deer Park Course at Livingston and the Championship course

at Dalmahoy. Schooling of good repute is available for both primary and secondary education. There are plenty of opportunities for walking, cycling, and horse riding around the popular Beecraigs Country Park and the Almondell County Park and the Union canal. Relax at the five Star Macdonald Houstoun House Hotel which offers spa treatments, a fully equipped gym and much more.





The Land

McEwan Fraser Legal are delighted to offer to the market a fantastic opportunity to purchase development land (approx 0.9 of an imperial acre) located and set within a fantastic well-developed village with full planning in principal in place for three detached villas on level plots within the boundary.

Displaying the great potential of this particular land and offering inspiration to any possible buyers, this is a unique opportunity

within this location to build and develop three separate four/ five bedroomed detached properties with integrated garage; set within good sized plot facilities please note a slight amendment to the existing planning permission in principal may be required for changes to the current approved plans.

Tenure - FreeholdTenure - Freehold





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Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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