

# 39 Station Road

BROXBURN, EH52 5QR



*Well presented two bedroom main  
door flat in Broxburn*



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McEwan Fraser Legal is delighted to present this two-bedroom double upper flat in Broxburn. The property is in walk-in condition.

# THE LOUNGE



Inside, the property comprises of:

- Fully equipped kitchen with freestanding appliances.
- Spacious living room accessed via the kitchen.
- On the upper level you will find two double bedrooms which are spacious.
- The property has one bathroom which has a three-piece suite and is tiled with a shower over the bath.

# THE KITCHEN



Fully equipped kitchen with  
freestanding appliances







# BEDROOM 1







## BEDROOM 2 & BATHROOM





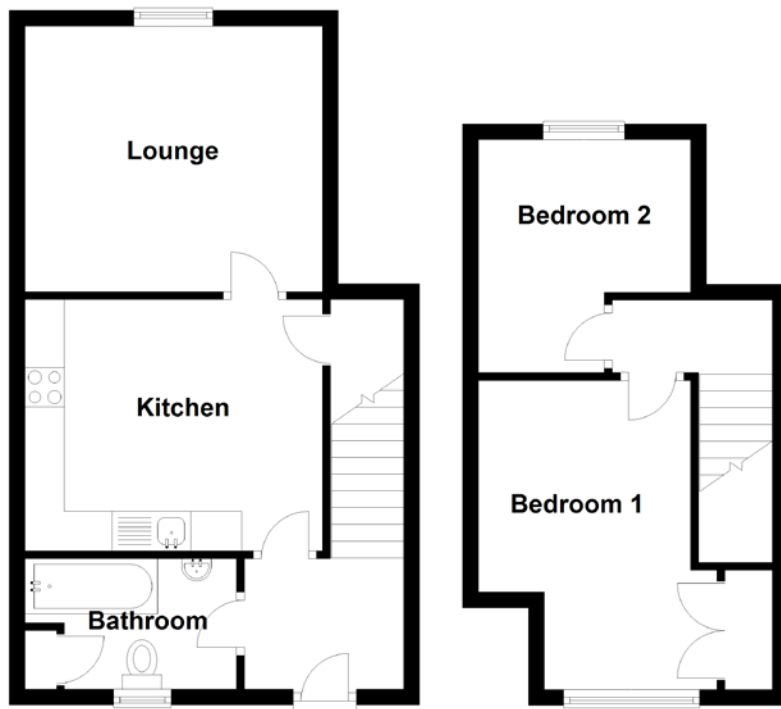
# THE GARDEN

In addition to this, the property includes off-street parking as well as garden grounds. This is a rare opportunity to acquire a spacious flat in this fantastic location, providing excellent access to both Edinburgh and Glasgow as well as everything the area has to offer.





# FLOOR PLAN, DIMENSIONS & MAP

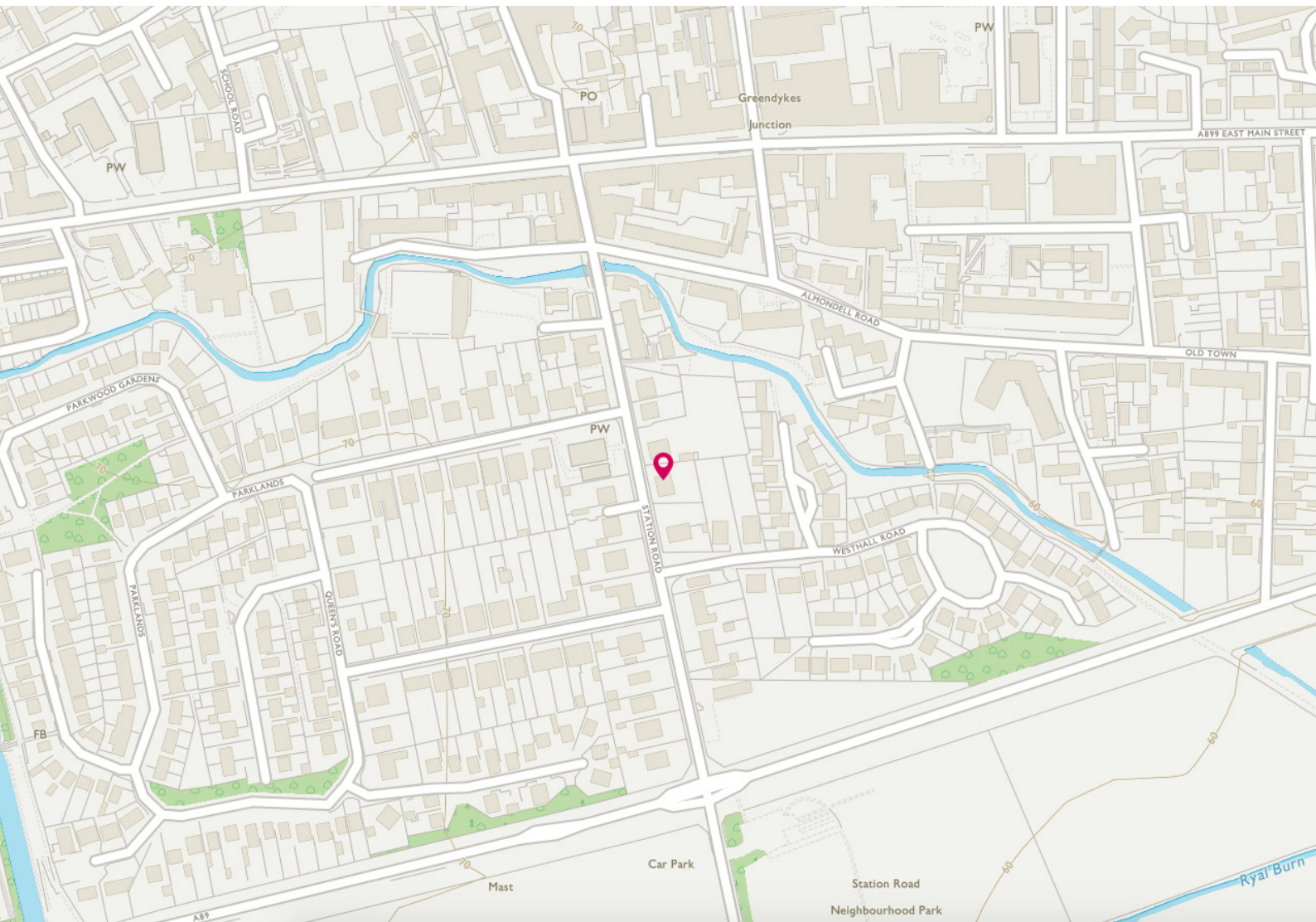


Approximate Dimensions  
(Taken from the widest point)

Kitchen	3.77m (12'4") x 3.18m (10'5")
Lounge	3.71m (12'2") x 3.36m (11')
Bathroom	2.68m (8'10") x 1.65m (5'5")
Bedroom 1	3.91m (12'10") x 2.68m (8'10")
Bedroom 2	2.95m (9'8") x 2.78m (9'1")

Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup>

EPC Rating: D





# 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 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.

  
Solicitors & Estate Agents

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