

31 New Holygate

BROXBURN, WEST LOTHIAN, EH52 5RN



TWO-BED COTTAGE, PERFECT FOR FIRST-TIME BUYERS OR THOSE LOOKING TO DOWNSIZE



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McEwan Fraser Legal is delighted to present 31 New Holygate to the market. Tucked away in a peaceful residential street, this charming two-bedroom cottage blends character, warmth, and modern comfort, offering an inviting home with a thoughtfully designed layout and private South-facing rear garden.

The entrance leads into a bright porch that connects directly to the kitchen, a well-presented space fitted with modern cabinetry, contrasting worktops, and integrated cooking appliances. The kitchen enjoys a pleasant outlook and provides ample storage along with space for free-standing appliances, creating a practical and welcoming hub for daily life.

The Property

From here, the home opens into a cosy lounge, beautifully styled with soft décor and a feature fireplace as its centrepiece. The space easily accommodates both seating and dining areas and benefits from excellent natural light, creating a relaxed and homely atmosphere. A carpeted staircase rises from the living area to the upper floor.







The ground floor also includes a comfortable double bedroom, ideal as a guest room or home office, and a modern bathroom featuring a white suite with an over-bath shower, fresh wall panelling, and patterned flooring that adds a touch of personality.

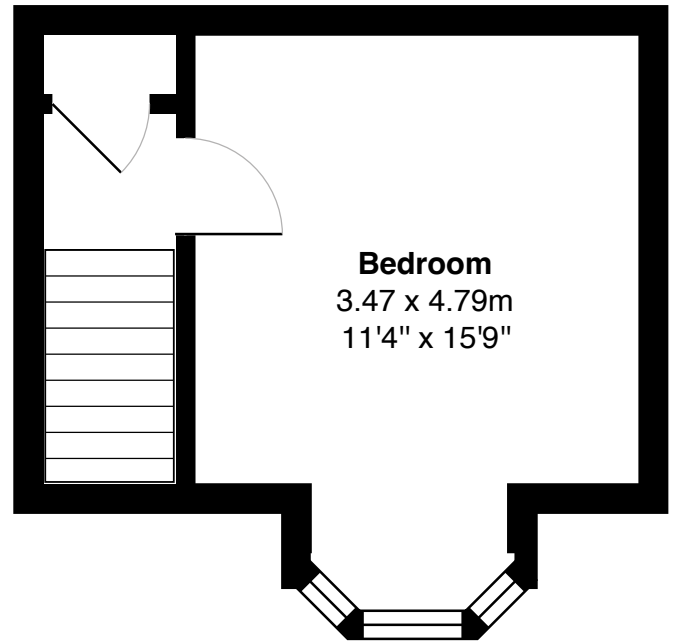
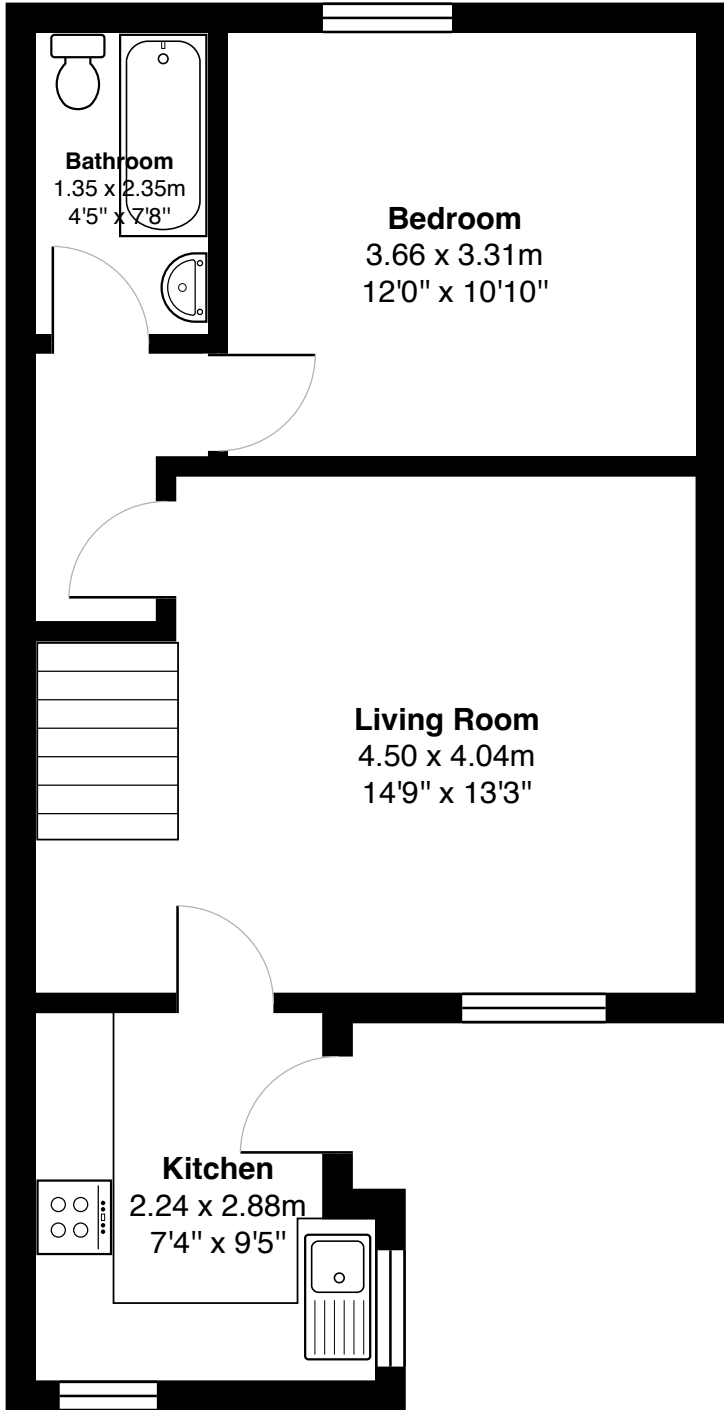






Upstairs, the generously sized main bedroom benefits from an abundance of natural light, thanks to a large dormer window. The neutral décor and clever use of space create a tranquil retreat, ideal for unwinding at the end of the day, while offering plenty of room for furniture and storage.





Gross internal floor area (m²): 58m²

EPC Rating: D



Outside, the property enjoys an enclosed South-facing rear garden with a combination of lawn and gravel seating areas, perfect for relaxing outdoors or entertaining. Presented in excellent condition throughout, this delightful cottage combines traditional charm with a modern finish, creating a home ready to move straight into and enjoy.

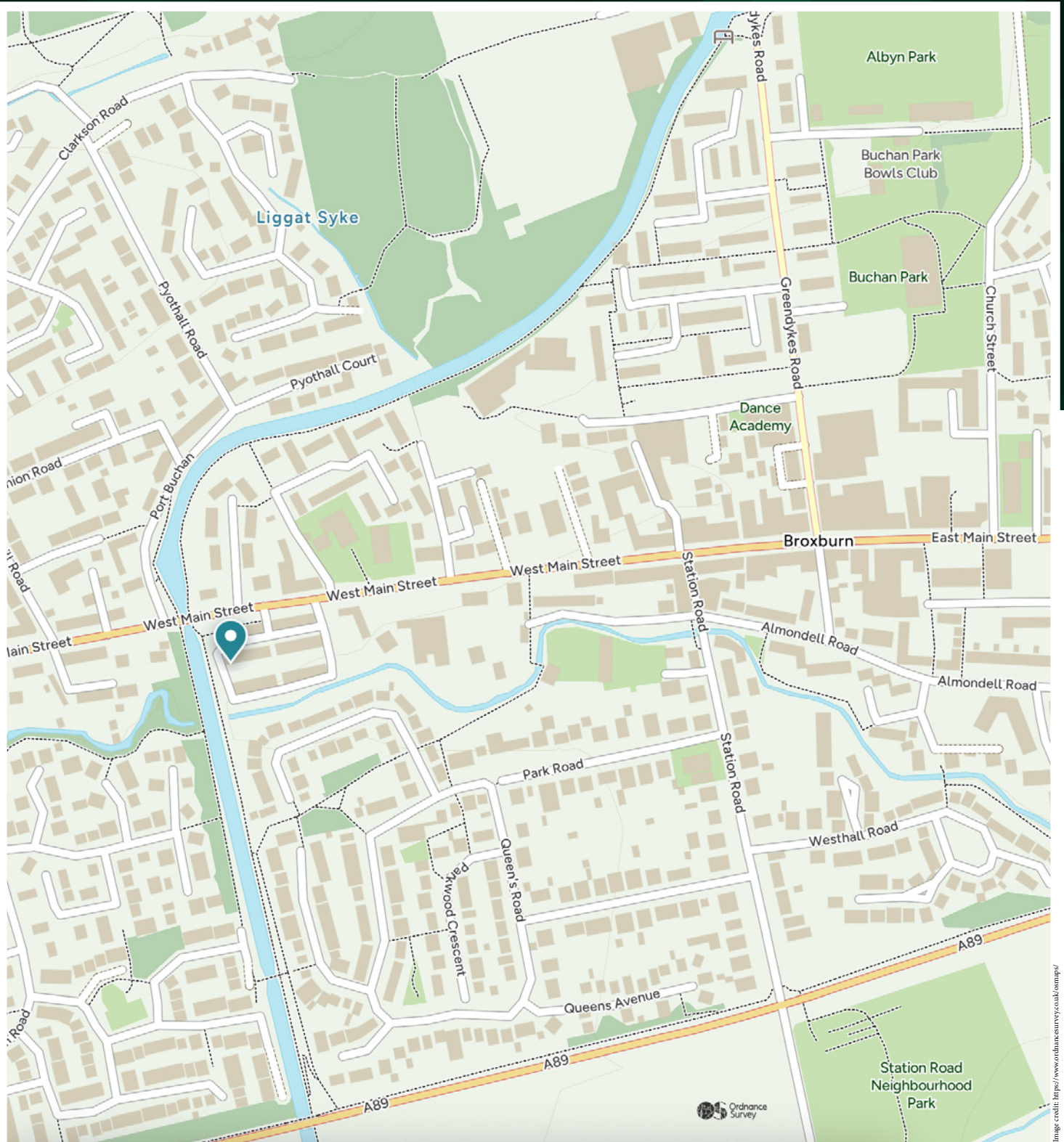




Nestled in the desirable New Holygate area of Broxburn, this property offers an ideal blend of semi-rural tranquillity and excellent connectivity. Perfect for commuters, the town is just 12 miles from Edinburgh, with swift access to the M8 and M9 motorways, regular bus services, and Uphall station providing direct links to Edinburgh, Glasgow, and the airport.

Broxburn itself is a thriving community with a friendly atmosphere, boasting a range of local shops, supermarkets, cafés, and reputable schools for families. The location is a paradise for outdoor enthusiasts, with the picturesque Union Canal and Almond Aqueduct offering scenic walks and cycling routes right on your doorstep. The expansive Almondell and Calderwood Country Park is also nearby for more extensive exploration.

This superb setting masterfully combines a peaceful, green environment with exceptional practicality. It is a perfect choice for those seeking a quieter lifestyle without compromising on convenience, whether you're commuting to the city, enjoying the local countryside, or embracing the welcoming community spirit of this popular West Lothian town.



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