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GOSCHEN PLACE

BROXBURN, WEST LOTHIAN, EH52 5JJ


McEwan Fraser Legal
Solicitors & Estate Agents



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.

If your client base is out of Broxburn, they have an easy commute to find you. 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.



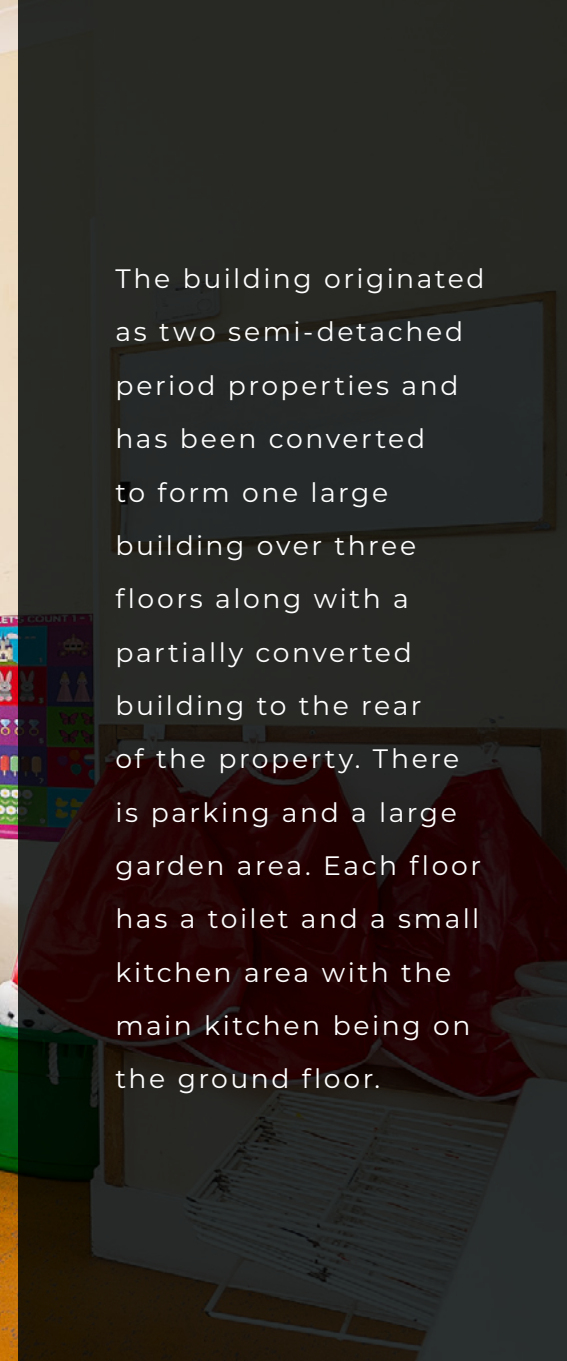




McEwan Fraser Legal is delighted to present to the market this superb opportunity to acquire a substantial building formerly operated as a successful childcare nursery.

It is understood that amendments would be required to meet current care commission criteria to re-open as a childcare facility. The business has been closed for some time now allowing us the opportunity to open this up to a myriad of business uses.



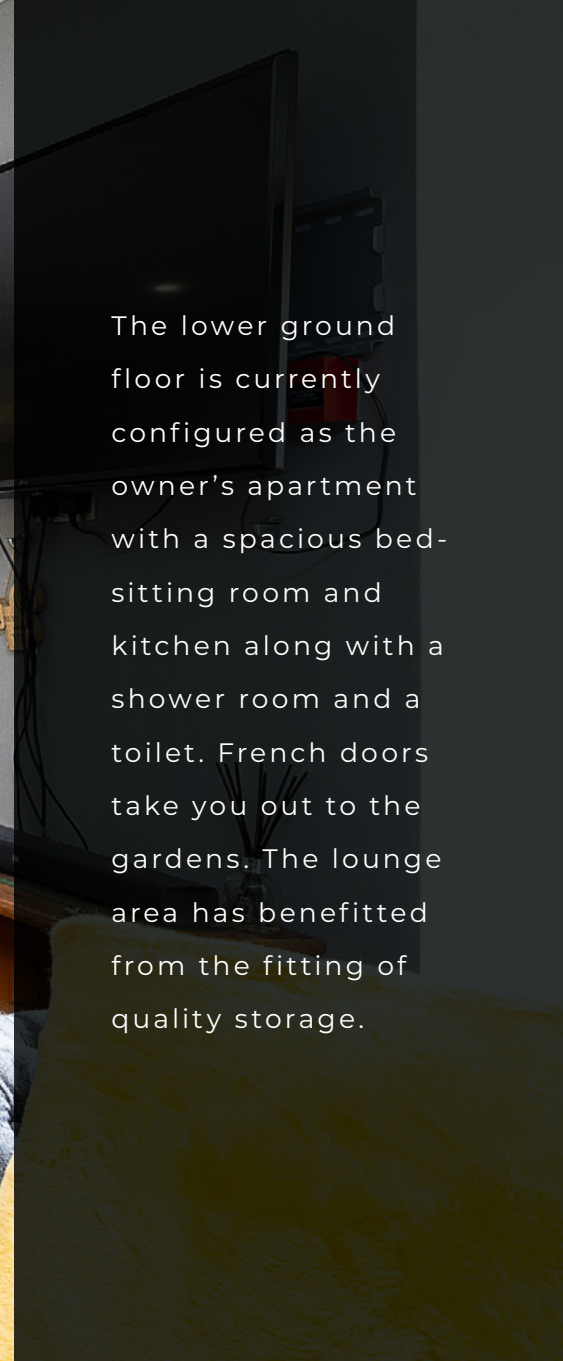


The building originated as two semi-detached period properties and has been converted to form one large building over three floors along with a partially converted building to the rear of the property. There is parking and a large garden area. Each floor has a toilet and a small kitchen area with the main kitchen being on the ground floor.





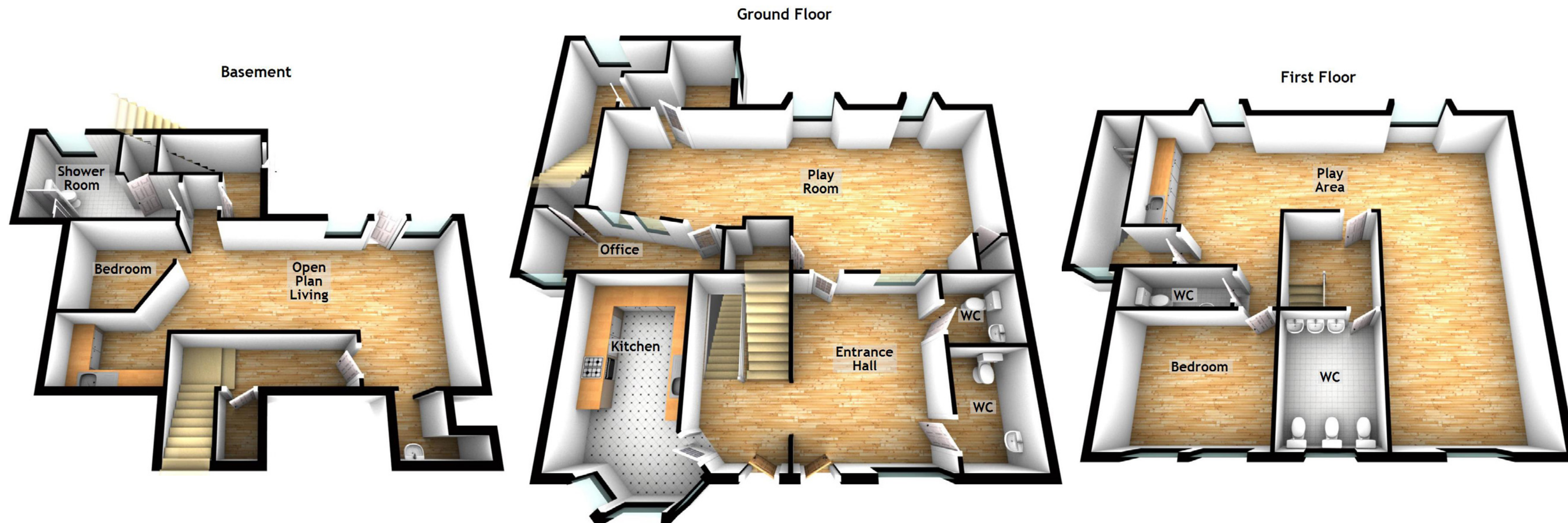




The lower ground floor is currently configured as the owner's apartment with a spacious bed-sitting room and kitchen along with a shower room and a toilet. French doors take you out to the gardens. The lounge area has benefitted from the fitting of quality storage.







Approximate Dimensions
(Taken from the widest point)

BASEMENT

Open Plan Living	9.60m (31'6") x 4.10m (13'5")
Shower Room	3.58m (11'9") x 2.50m (8'2")
Bedroom	2.30m (7'7") x 2.19m (7'2")

GROUND FLOOR

Play Room	10.09m (33'1") x 4.50m (14'9")
Kitchen	5.10m (16'9") x 2.60m (8'6")
Office	4.61m (15'2") x 1.59m (5'3")

FIRST FLOOR

Play Area	10.40m (34'2") x 9.30m (30'6")
Bedroom	3.80m (12'6") x 3.10m (10'2")

EPC Rating: TBC

SERVICES: Mains gas, electric, water & sewage

TENURE: Freehold

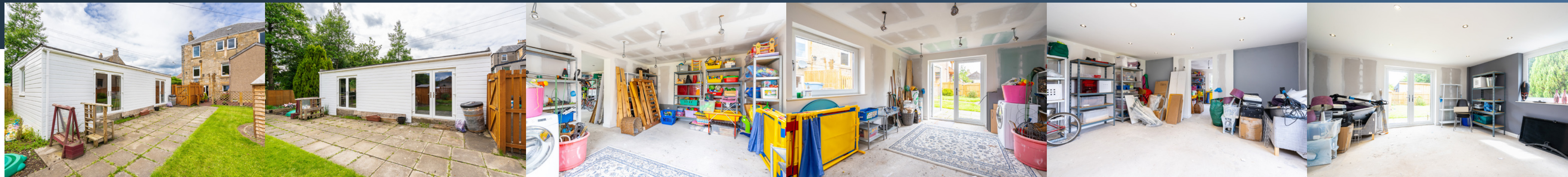
VIEWING: Strictly by appointment

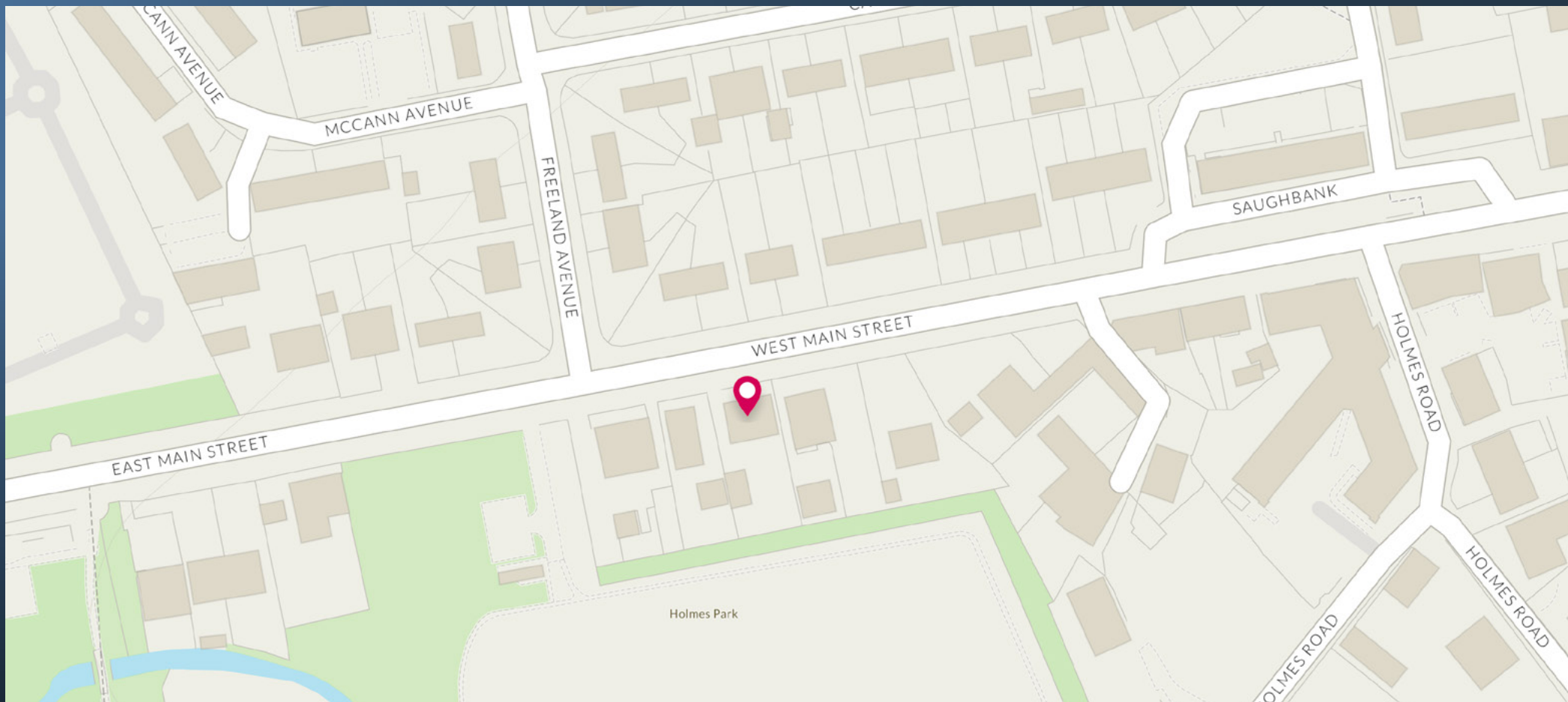


It is thought that subject to any necessary change of classification, this property would be ideal to convert to offices, dentist surgery, opticians, vet practice, guest house or holiday lets, private residence, Physiotherapist practice, Chiropractic, Beauty salon and treatment rooms...the list is endless.

Please call us to discuss your requirements or to book a viewing.







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Part
Exchange
Available

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