





McEwan Fraser Legal

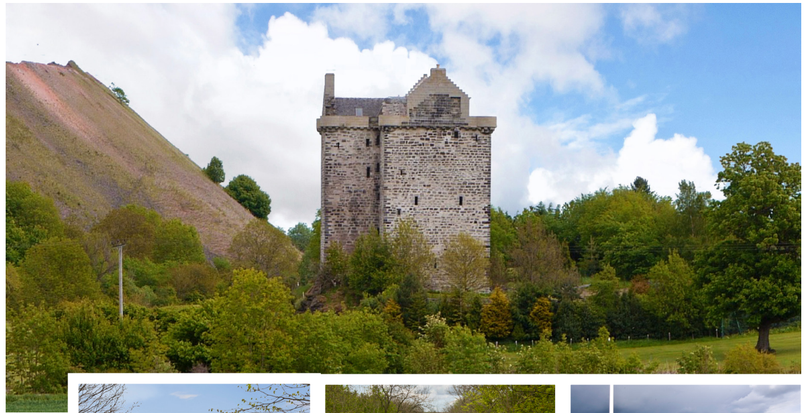
Solicitors & Estate Agents

01506 537 100

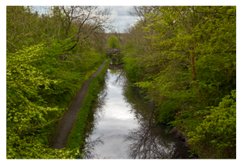
4 Kirkhill Court

Broxburn, West Lothian, EH52 6HS

BROXBURN
West Lothian









Oatridge Golf Course, Niddry Golf Course and Castle, Linlithgow Loch Palace and Cockleroy Hill







The popular town of Broxburn is renowned for its excellent location and close proximity to the M8 and M9, as well as Edinburgh Airport. Broxburn and Uphall are commuter towns to Edinburgh, Glasgow, Stirling and onwards travel northwards.

There are railway stations at Uphall, Edinburgh Park, Linlithgow, Livingston and Bathgate with commuter services to both Edinburgh and Glasgow. Broxburn, Linlithgow and Uphall provide 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. Edinburgh and Glasgow are 13 and 32 miles away respectively, and both cities offer a comprehensive range of shops, services and cultural opportunities.

There is a good selection of public houses, including The Volunteer Arms, The Oatridge Hotel and Houston House Hotel. 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.

There are plenty of opportunities for walking and riding around the popular Beecraigs Country Park and the Almondvale Country Park which are both easily accessible from Broxburn. Schooling of good repute is available for both primary and secondary education. After a busy day at the office, relax at the Macdonald Houstoun House Hotel which offers spa treatments, a fully equipped gym and much more!















We are delighted to bring to the market this rarely available semi-detached cottage. Access to the property is via a shared private roadway. On entering the property to the side you will discover a bright hallway, which gives access to all ground floor accommodation. The lounge is a very spacious bright room with ample room for dining table and chairs, allowing you to entertain friends and family. The lounge also benefits from patio doors leading to the wonderful, very established garden with patio area. The kitchen comes complete with a range of wall and floor mounted units.

Journey upstairs and you will discover two bedrooms, one with storage facilities. This property is ideal for a small family or for friends staying over, with a family bathroom and separate shower room. Internally the property benefits from double glazed windows throughout, gas central heating and ample storage throughout.

Externally there is off street parking leading to the garage, which has had previous planning permission to convert into an additional bedroom and family room.















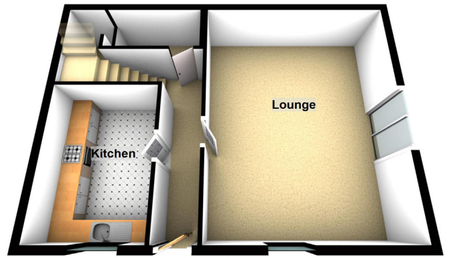


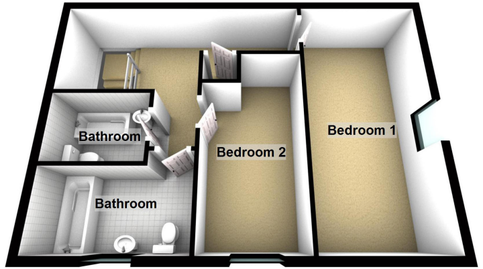












Approximate Dimensions
(Taken from the widest point)

Lounge	5.34m (17'6") x 4.72m (15'6")
Kitchen	3.54m (11'7") x 2.70m (8'10")
Bedroom 1	4.65m (15'3") x 2.88m (9'5")
Bedroom 2	3.96m (13') x 3.00m (9'10")
Bathroom	2.60m (8'6") x 1.98m (6'6")

Gross internal floor area (m) - 96m²

EPC Rating - C

Extras
(Included in the sale)

All fitted floor coverings and light fittings.

There may be the opportunity to purchase additional item under separate negotiation.

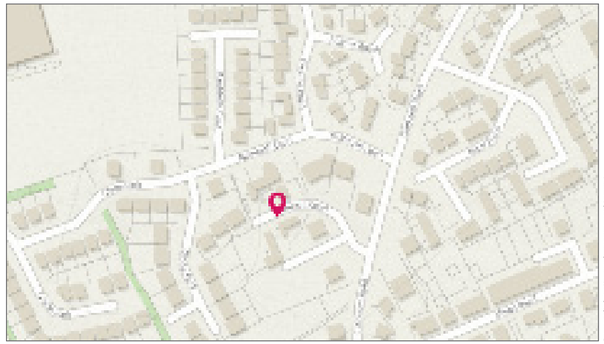
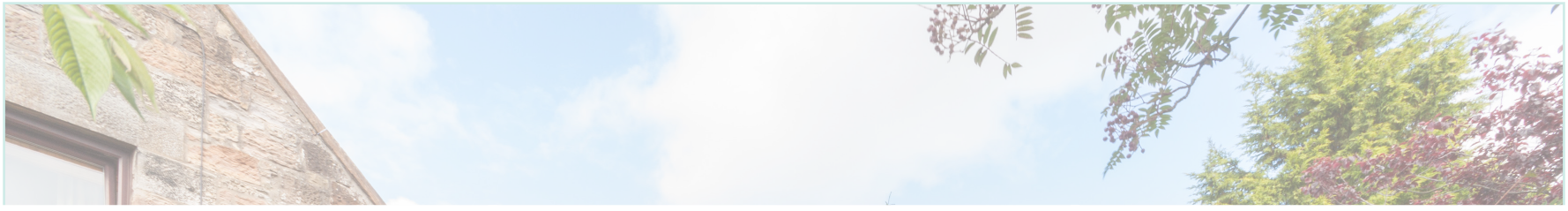


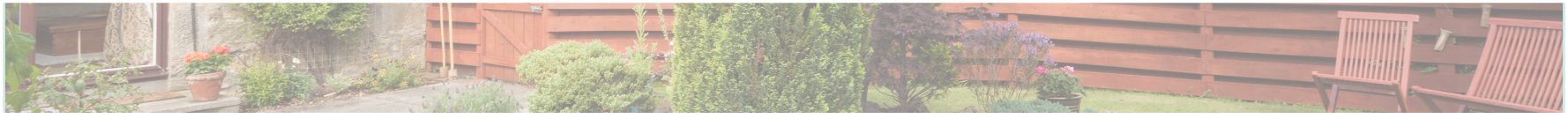
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Solicitors & Estate Agents

Part Exchange Available

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES
THE TIMES



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