



- Lower Main Door Apartment
Located in the Heart of Broxburn
- Fully Refurbished Throughout
- New Kitchen, Shower Room,
Boiler & Full Decoration & Flooring
- 1 Double Bedroom
- Private Garden, Parking Area &
Shared Drying Green
- Amazing First-Time Purchase

Alba Property View ...

"Fully renovated lower main door apartment located in the heart of Broxburn. With a brand-new kitchen, shower room, heating system, full re-decoration and new flooring early viewing is highly advised".

**140 Old Town, Broxburn, West Lothian,
EH52 5HJ**

Offers Over £112,000



Introducing this stunning, ground floor front and back door apartment situated at 140 Old Town, Broxburn. This fully refurbished one-bedroom property offers the perfect opportunity for first-time buyers or downsizers looking for a stylish and modern living space in a desirable location in the heart of Broxburn. The apartment benefits from a parking area to the rear providing added convenience.

The property boasts an extensive refurbishment, featuring a new kitchen, shower room, insulated walls and ceilings, full new central heating system including gas combi boiler with a hive controller. Furthermore, new electrics and a consumer box have been installed, with all rooms replastered and freshly redecorated. The property also benefits from double glazing ensuring all year-round comfort. The neutral decor throughout, along with new flooring, internal doors, door facings, and skirtings, create a warm and inviting atmosphere.

Upon entering the apartment, the entrance hallway with fitted carpet leads to all accommodation. The well-equipped new 'Wren' kitchen features white high gloss base and wall units, complemented by a sleek worktop. Integrated appliances include an oven, hob, and stainless-steel hood. The space also accommodates a free-standing washing machine (included) and fridge/freezer, ceiling spotlights create a modern ambience.

The bright rear-facing lounge, decorated in neutral tones, features a cosy carpet, making it the ideal space to relax and unwind. The spacious double bedroom includes ample space for free-standing furniture and a comfortable carpet underfoot. The shower room showcases crisp white wet wall panelling, a panelled ceiling with downlights, and modern fixtures including a heated stainless steel towel rail and modern patterned vinyl floor.





Externally, the apartment offers a private, fully enclosed rear garden laid to lawn with a paved patio, perfect for outdoor entertaining. A shared drying green and paved area for parking can also be found at the rear. Additionally, the property benefits from a front garden, providing a lovely welcome to this delightful apartment.

Don't miss out on this exceptional opportunity to secure a beautifully refurbished home in Broxburn, West Lothian. Book your viewing today!

Accommodation

Vestibule 4' 4" x 3' 7" (1.32m x 1.09m)

Hallway 12' 0" x 3' 9" (3.65m x 1.14m)

Lounge (at widest) 15' 2" x 11' 7" (4.62m x 3.53m)

Kitchen (at widest) 10' 5" x 7' 5" (3.17m x 2.26m)

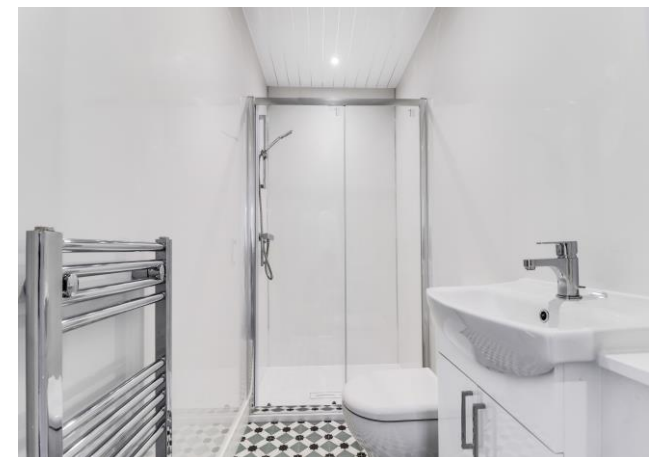
Bedroom 12' 5" x 11' 8" (3.78m x 3.55m)

Shower Room 7' 8" x 3' 8" (2.34m x 1.12m)



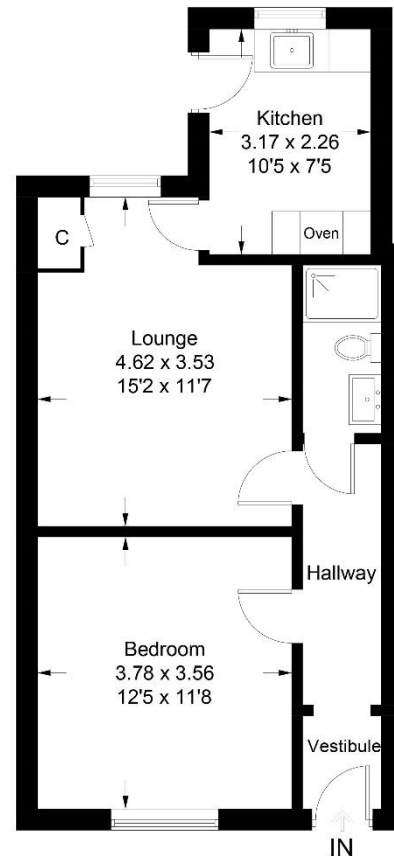
Location

Broxburn offers all the amenities you might expect from a small commuter town in terms of nurseries, primary schools, secondary schooling, doctors and dental practices. There are also supermarkets, shops, bars and restaurants. There are good bus services into Edinburgh and Uphall train station is only 3 miles away, which offers regular services to both Edinburgh and Glasgow. The M8/M9 motorway networks are also only minutes away.



140 Old Town, Broxburn

Approximate Gross Internal Area = 46.4 sq m / 499 sq ft



Extras (Included in Sale)

Floor coverings, light fittings, integrated oven, hob, hood and free-standing washing machine.

Viewing/Offers

Please call Alba Property to arrange a viewing.
All offers should be submitted via Alba Property-
Email Sales@AlbaProperty.co.uk

Notes: Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.



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