



Broxburn | Nicol Place | Offers Over £125,000

A spacious main door upper 2 bedroom apartment, offering bright interiors, private garden space and parking.



Welcome to 31 Nicol Place, a charming main door upper apartment nestled in the heart of Broxburn, West Lothian. This delightful property presents an exceptional opportunity for first-time buyers and astute investors alike, offering all the conveniences for modern living in a sought-after locale.

As you step through the double-glazed entrance, a carpeted staircase invites you up to a well-proportioned landing, boasting generous storage space for all your essentials and a handy hatch to the partially floored loft area.

The lounge is a haven of comfort, bathed in natural light from the front-facing windows. The room features tasteful neutral decor complemented by a striking feature wallpaper to one wall, a cosy carpet underfoot, and an elegant fire surround-perfect for relaxing evenings in. Adjacent to the lounge, the kitchen, a well-equipped space with a wide range of base and wall units. It includes space for a free-standing cooker, fridge, and washing machine (included as seen, with no warranty) set against splashback tiles and plank-effect vinyl flooring.



Bedroom one offers a serene retreat with its lovely bright double space, adorned with very pretty wallpaper and fitted wardrobes over plush carpeting. Bedroom two is a generously sized second room with contemporary grey walls, overlooking the private garden, and ample space for free-standing furniture.

The bathroom is presented with a w.c., wash hand basin, and bath complete with a shower above. To the rear, the garden is a low-maintenance paved area with a drying space, ideal for those sunny days.

With the added benefits of gas heating, double glazing, allocated parking alongside ample visitor spaces, and your own slice of the outdoors, 31 Nicol Place is a smart choice for anyone seeking a delightful abode in West Lothian. Don't miss out on this splendid opportunity.

Extras: Floor coverings, blinds, light fittings (except hallway and lounge) free-standing cooker, washing machine and washing machine. The fire and surround.





Broxburn is a historic town, approximately 12 miles west of Edinburgh. Known for its rich industrial heritage, Broxburn played a significant role in the shale oil industry during the 19th and early 20th centuries. The remnants of this industrial past add a unique character to the town, with historical sites and buildings reflecting its vibrant history.

Today, Broxburn is a thriving community that seamlessly blends the charm of its historical roots with the conveniences of modern living. The town offers a wide array of amenities, including a variety of shops, supermarkets, cafes, and restaurants, catering to the needs of its residents and visitors. Local services such as schools, medical centres, and recreational facilities ensure a high quality of life for families and individuals alike.

One of Broxburn's notable features is the Union Canal, which runs through the town and provides picturesque walking and cycling paths. The canal is a popular spot for leisure activities, offering serene views and opportunities for boating and fishing. Additionally, the town is surrounded by beautiful countryside, making it an ideal location for outdoor enthusiasts who enjoy hiking, picnicking, and exploring nature.



Broxburn's strategic location makes it a desirable place for commuters. Excellent transport links, including frequent bus services and proximity to major road networks like the M8 and M9 motorways, facilitate easy access to nearby cities such as Edinburgh, Livingston, and Glasgow. The Edinburgh Airport is also just a short drive away, enhancing the town's connectivity on a broader scale. Uphall Station train station can be found nearby with a regular service to both Edinburgh and Glasgow.

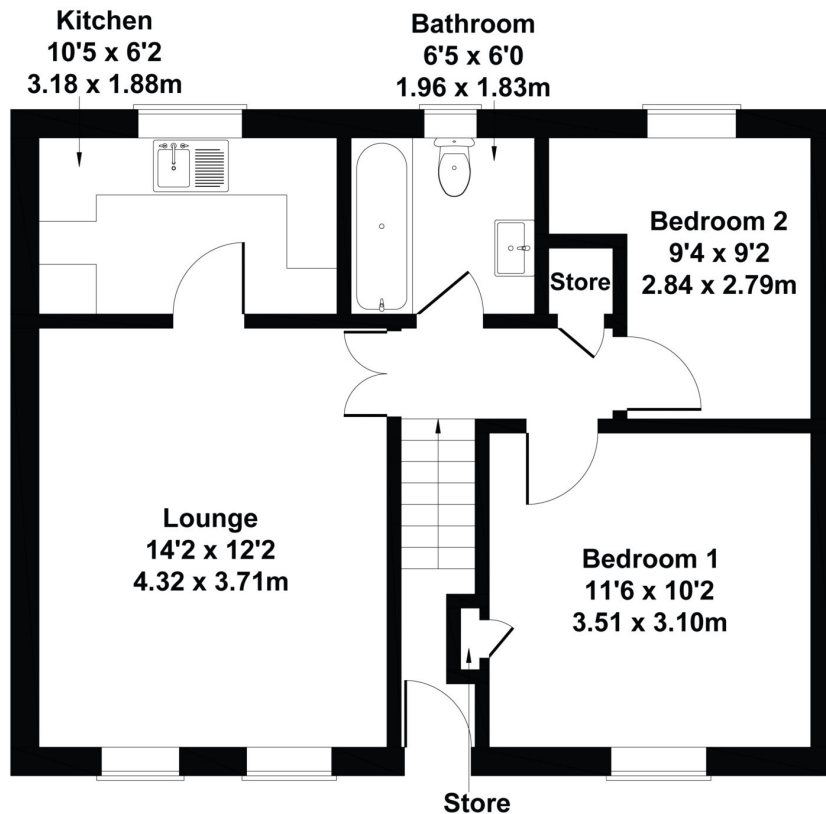
The community spirit in Broxburn is strong, with various local events, markets, and festivals held throughout the year, fostering a sense of belonging among residents. The town's blend of historical significance, modern amenities, and scenic beauty makes Broxburn a unique and appealing destination for both living and visiting.



31 Nicol Place, Broxburn

Approximate Gross Internal Area

563 sq ft - 54 sq m



Not to Scale. Produced by The Plan Portal 2025
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