



13 Nicol Place, Broxburn,  
West Lothian, EH52 6GY



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Forming part of a modern development is this main door ground floor flat which would make an ideal first home or buy to let investment. The property has gas central heating, double glazed windows, exclusive garden and parking space.

The property does require upgrading and this has been reflected within the asking price and home report valuation.

The accommodation includes an entrance vestibule, front facing lounge and kitchen with base and wall units. An inner hallway has two cupboards and leads to two bedrooms and a bathroom with window to rear.

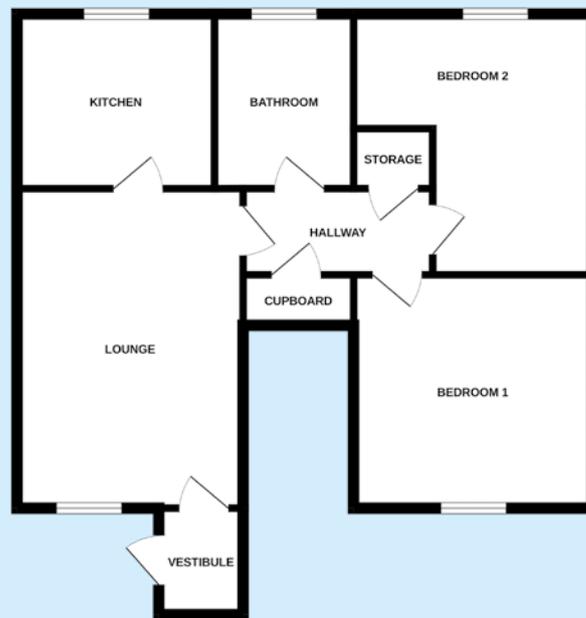
Externally, there are front and rear gardens and a parking space.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed.

## Area Description

Broxburn is a thriving town situated on the Eastern fringe of West Lothian. The traditional town centre offers an impressive array of shops, bars and restaurants with a wider range of amenities available in the nearby towns of Livingston and Bathgate. Within the town there is a library, swimming pool, sports centre and golf course. The picturesque Almondell Country Park is a short drive away.

There is a good range of schools from nursery to senior level and West Lothian College of Further Education is located in nearby Livingston. The town is ideally situated for the commuter. The nearby Uphall Station provides a regular rail link to both Edinburgh and Glasgow City Centres. The M8 and M9 motorways provide road access to most parts of Central Scotland.



## Accommodation

Lounge:	4.2m x 3.68m	(13'9" x 12'1")
Kitchen:	3.2m x 1.88m	(10'6" x 6'2")
Bedroom 1:	3.38m x 3.1m	(11'1" x 10'2")
Bedroom 2:	2.82m x 2.8m	(9'3" x 9'2")
Bathroom:	1.98m x 1.88m	(6'6" x 6'2")

For more information or to register your interest, please contact:

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## Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix copyright 2011.

## Agent's Note

**These property details** are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services,** equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. **Fixtures & fittings.** All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

