



**BRITISH  
PROPERTY  
AWARDS**

**2017**



**GOLD WINNER**

**ESTATE AGENT IN  
BATHGATE**

## **31 New Holygate, Broxburn, EH52 5RN**



Although this two bedroom terraced cottage is around 120 years old it has been upgraded by the current owners to create a welcoming home, nestled in a quiet row off the main street beside the Union Canal, in a highly sought after area of Broxburn, the property comprises of a lounge, kitchen, two double bedrooms and bathroom. The property benefits from Gas Central Heating and Double Glazing.

Externally there is a spacious lawned garden to the front and paved pathway at the rear of the property. Parking area to side.

Broxburn is ideally situated just 12 miles west of Edinburgh with the A8 running directly into the city and the local train station in Uphall delivering a frequent service to both Edinburgh and Glasgow. Schooling is well catered for with an excellent range of state and independent schooling, early years and primary education is provided at the local primary schools Kirkhill, Broxburn and St Nicholas RC, followed by secondary education at Broxburn Academy and St Margaret's Academy.

Broxburn offers a wealth of local shopping facilities and leisure activities. These include golf courses at Ratho, Uphall and the Dalmahoy is not too far away, a library, a number of clubs and societies and beautiful canal and park walks. Edinburgh International Climbing Arena is also a 5 minute drive away. A little further afield Livingston (4 miles approx) has an excellent recently extended shopping centre, including a designer outlet, multiplex cinema, theatre, leisure pool, football stadium and numerous sports centres.

**VIEWING IS HIGHLY RECOMMENDED**

**OIRO  
£110,000**

**Ref No.  
NWNH31**



#### Lounge

13'4 x 11'11 (4.06m x 3.63m)

This spacious lounge has a window overlooking the front garden. Carpeted flooring, radiator, electric fire and surround, power points and telephone point. Carpeted stair to upper, storage cupboard and access to rear hall

#### Kitchen

9'2 x 8'8 (2.80m x 2.64m)

This contemporary kitchen is fitted with a good range of units perfectly complimented by the contrasting worktop. Gas hob, electric fan assisted oven, extractor fan, stainless steel sink and drainer, windows on front, splash back panel and radiator. Flooring is laminate.

#### Hallway

The hall provides access to the second bedroom and bathroom. Flooring is carpet.

#### Bedroom Two

11' x 10'2 (3.34m x 3.09m)

This well-proportioned bedroom has a shelved storage cupboard, window to rear, radiator and flooring is carpet.



#### Bathroom

This newly fitted bathroom has wet wall boards for a sleek finish, white three piece suite comprising of bath with over bath power shower, wash hand basin and WC. Radiator and laminate flooring.

#### Master Bedroom

15'1 x 11'4 (4.59m x 3.46m)

Double bedroom with dormer overlooking the front garden, radiator and carpeted flooring.

#### Other

Externally there is a spacious lawned garden to the front and paved pathway at the rear of the property. Parking area to side.

Viewing is strictly by appointment through either Newman Properties on 01506 635800, or Ann Newman the Estate Agent, on 07787 577 607.

#### OFFERS

All offers should be submitted to:

Newman Properties

32 -34 King Street

Bathgate

EH48 1AX

Telephone 01506 635800, Fax 01506 657465

#### INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

#### THINKING OF SELLING?

To arrange your  
FREE MARKET VALUATION,  
simply call  
Newman Properties  
on 01506 635800.

**VIEWING IS HIGHLY  
RECOMMENDED**



The Properties Misdescriptions Act 1991. While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as the central heating installation or mechanical or electrical equipment (where included in the sale) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale. Please note that all measurements are approximate and should not be taken as exact sizes.

**Newman Properties on 01506 635800**

• Newman Properties • 32-34 King Street, Bathgate, EH48 1AX • T: 01506 635800 • F: 01506 657465  
• E: info@newman-properties.co.uk • W: www.newman-properties.co.uk