



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**110 West Main Street**

Broxburn, West Lothian, EH52 5LQ

# 110 West Main Street

Part of a traditional building, this main-door ground-floor flat is a spacious three-bedroom residence, which offers sympathetic modern décor and well-retained period features. The charming property further boasts a stylish dining kitchen and three-piece bathroom. It is an attractive home that will certainly appeal to a wide demographic, including families, commuting professionals, and downsizers. The property also has a convenient setting in Broxburn, located within easy reach of all the town has to offer.

Extras: all fitted floor coverings and gas range cooker to be included in the sale.

## Property Summary

- A traditional ground-floor flat
- Desirable location in popular Broxburn
- Attractive interior design throughout
- Modern fixtures and fittings
- Private main-door entrance
- Vestibule and hall with walk-in storage
- South-facing living room with bay window
- Generous dining kitchen and laundry area
- Three large and airy double bedrooms
- Bathroom with roll-top bath and a shower
- Private gardens to the front and rear
- Driveway for off-street parking
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - C







Certain to appeal to a wide demographic, including families, commuting professionals, and downsizers







Convenient setting in  
Broxburn, located within  
easy reach of all the town  
has to offer





Let us help you find your next  
**dream property!**



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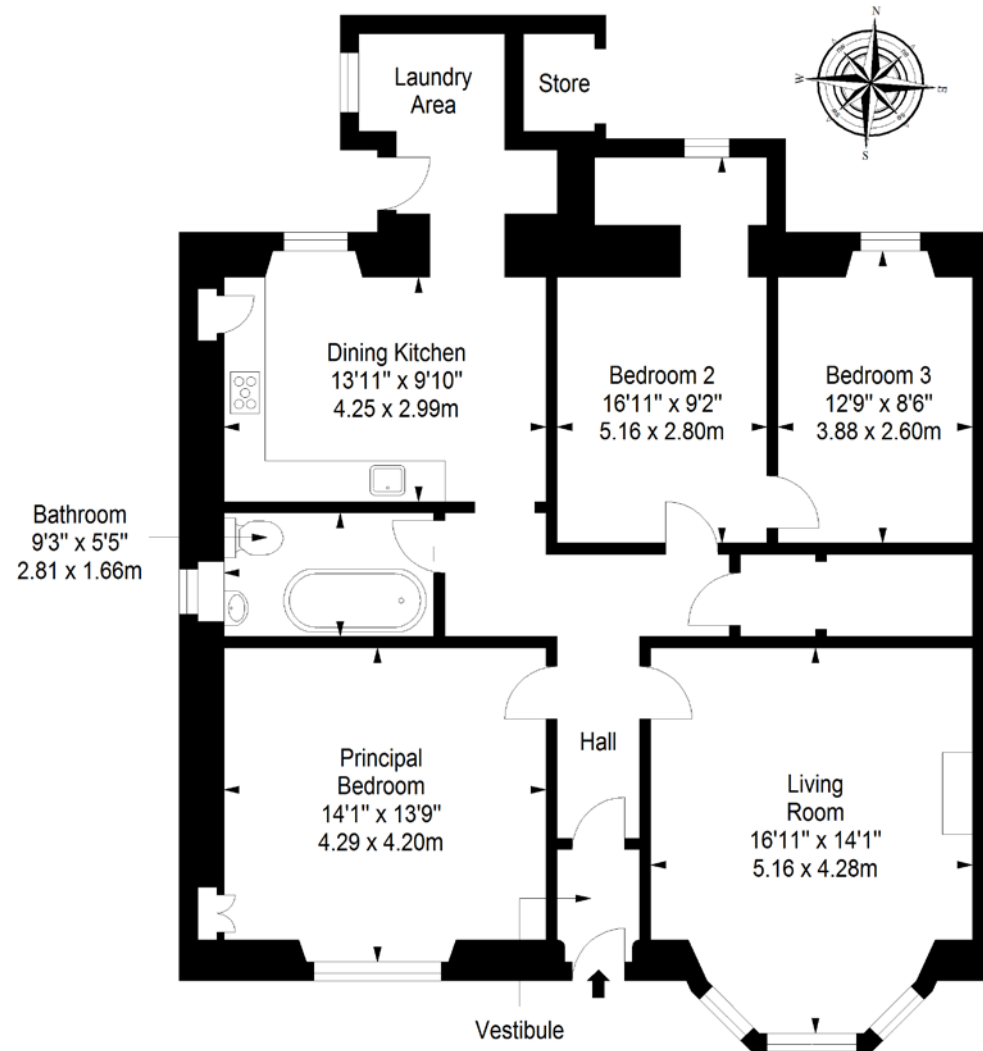
 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

**Ground Floor**  
Approx. 106.3 sq. metres (1144.2 sq. feet)



Total area: approx. 106.3 sq. metres (1144.2 sq. feet)