



34A, East Main Street, Broxburn, West Lothian, EH52 5AE


Better Move are delighted to offer this well presented two bedroom mid terraced cottage located in the town of Broxburn which is situated within walking distance to a vast array of local amenities such as shops and public transport links. This property benefits from full gas central heating and briefly comprises of a lounge/kitchen, two bedrooms and a bathroom.

The lounge/kitchen is well presented and spacious with wooden flooring and neutral décor. The lounge provides a comfortable socialising space that is light and airy. The kitchen comprises of wooden flooring and part tiled walls with neutral décor and benefits from an integrated oven, hob and extractor fan whilst ample storage space is provided for dry goods.

Bedroom 1 is of a good size and is tastefully decorated with wooden flooring and neutral décor. This room provides space for all needed furniture and can accommodate a good sized double bed. Bedroom 2 is also well presented with wooden flooring and neutral décor. This room provides space for all needed furniture and is suitably sized as a child's bedroom or a home office. The family bathroom benefits from tiled flooring and part tiled walls with neutral décor. This room comprises of a WC, wash basin and panelled bath with overhead shower.

To the front of the property you will find a wood decking walkway to the front door. To the rear of the property you will find a lose stone courtyard with space for garden furniture.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
Scotland	EU Directive 2002/91/EC	