

48 New Holygate

BROXBURN, WEST LOTHIAN, EH52 5RN



*CHARMING 2 BED COTTAGE WITH
PERIOD CHARM AND MODERN COMFORT*



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McEwan Fraser Legal is delighted to present 48 New Holygate to the market. Tucked away on a charming cobbled lane, this characterful two-bedroom cottage offers a wonderful blend of period charm and modern comfort. The welcoming exterior leads into a beautifully presented home with a thoughtfully designed layout, ideal for contemporary living while maintaining its cosy appeal.



The kitchen is stylish and practical, featuring sleek grey cabinetry, wooden worktops, and white subway tile splash-backs. A well-placed window allows natural light to flood the space, creating a bright and airy atmosphere. The living room exudes warmth, with a striking feature wall complementing the traditional fireplace, built-in shelving, and ample space for comfortable seating, perfect for relaxing or entertaining.





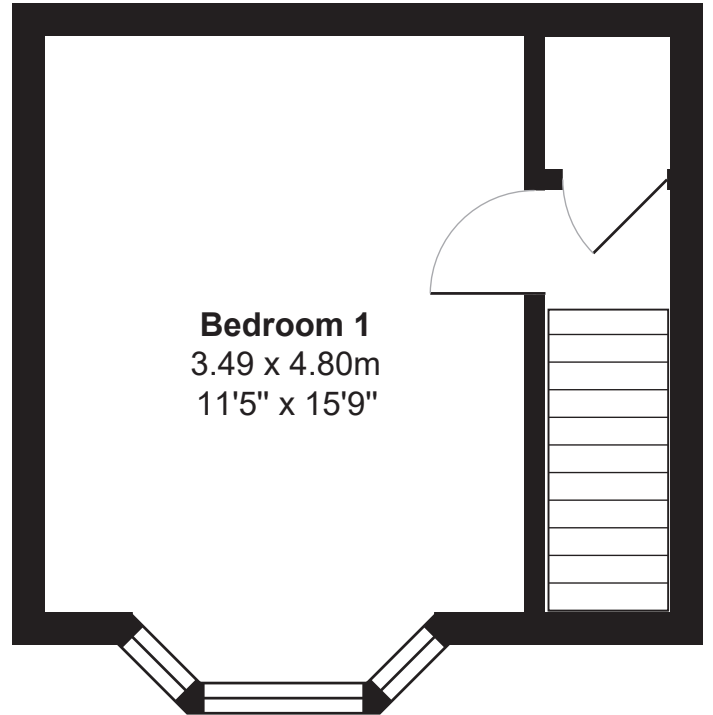
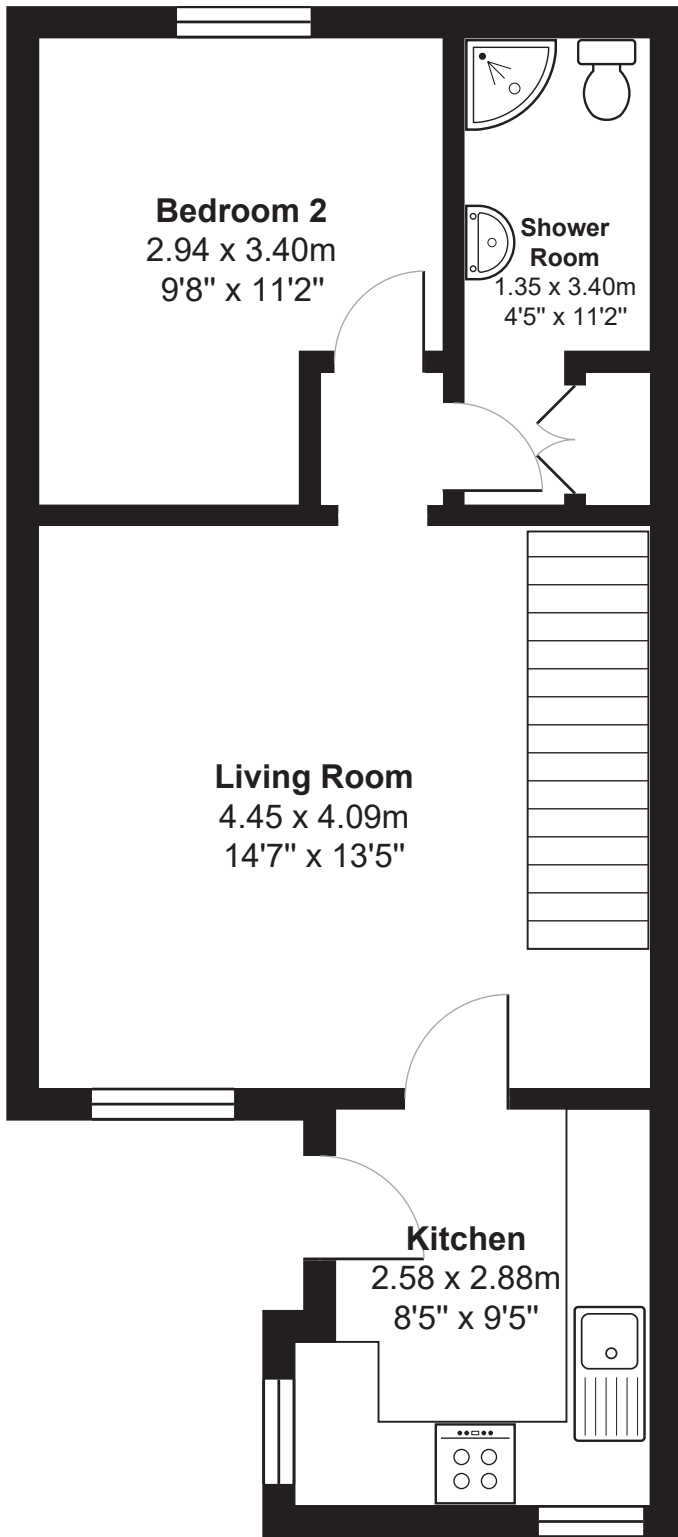
The property boasts two bedrooms, each with a unique charm. The room on the ground floor features deep green walls, built-in shelving, and a large window bringing in plenty of light. The modern shower room is finished to a high standard, with a corner shower, contemporary fixtures, and elegant marble-effect panelling.





Upstairs, the generously sized main bedroom benefits from an abundance of natural light, thanks to a large dormer window. The neutral décor and clever use of space create a tranquil retreat, ideal for unwinding at the end of the day.





Gross internal floor area (m²): 60m²

EPC Rating: D

Outside, the property truly excels with a stunning garden that extends to a peaceful stream. The tiered design incorporates seating areas, lush greenery, and steps leading down to the water's edge, making it a private oasis for enjoying nature and outdoor living.

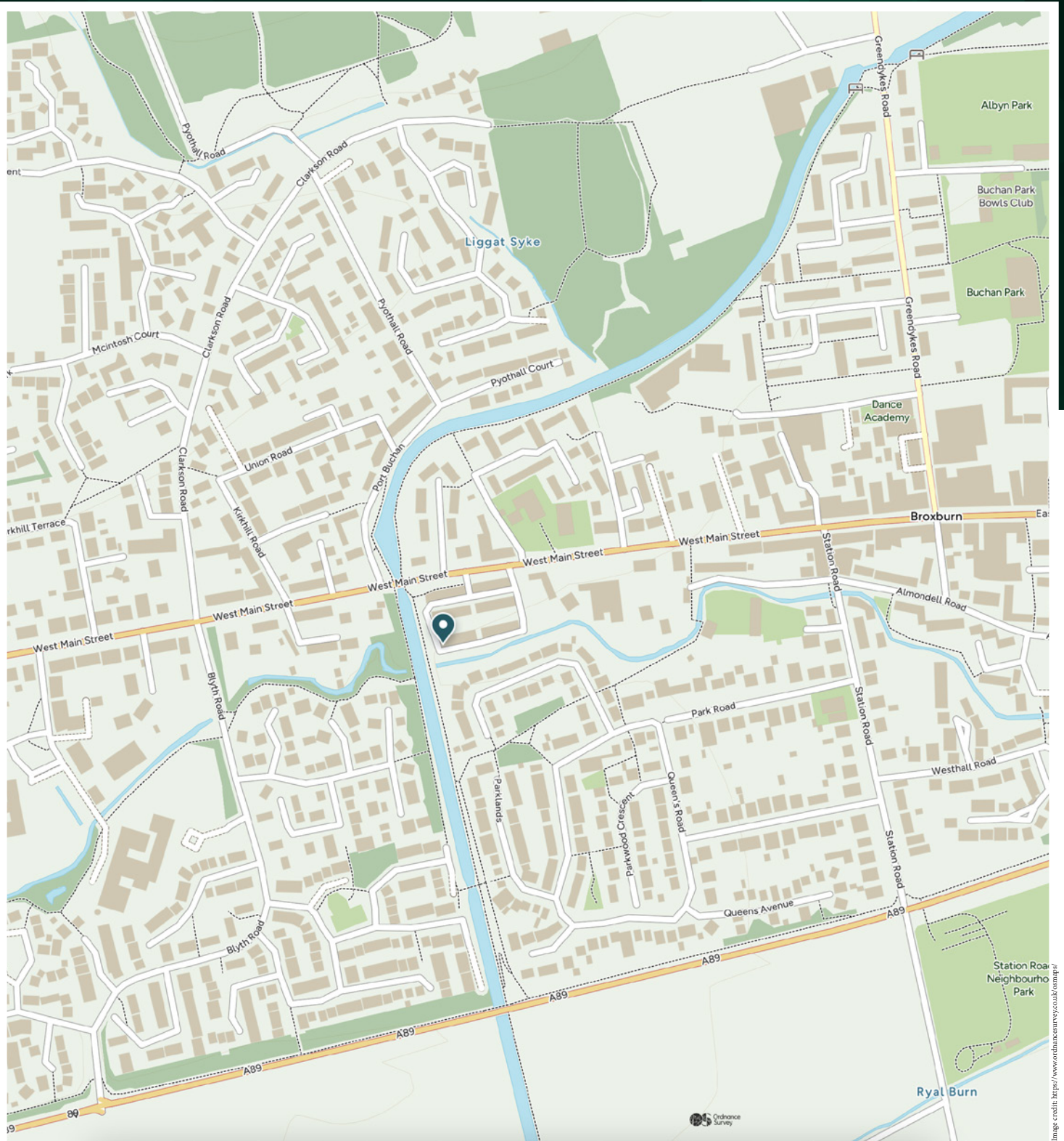
Offering charm, comfort, and a serene setting, this home is perfectly suited for those seeking a tranquil lifestyle while remaining within easy reach of local amenities. A rare find, this is a must-see property for buyers looking for something truly special.





Broxburn is a thriving town in West Lothian, offering a perfect balance of semi-rural charm and excellent connectivity. Situated just 12 miles west of Edinburgh, it is an ideal location for commuters looking to enjoy a quieter pace of life while remaining within easy reach of the capital. The town benefits from excellent transport links, with quick access to the M8 and M9 motorways, frequent bus services, and nearby Uphall railway station providing direct connections to Edinburgh and Glasgow. Edinburgh Airport is also just a short drive away, making international travel convenient.

Broxburn boasts a strong sense of community, with a range of local amenities including independent shops, supermarkets, cafes, and restaurants. For families, there are well-regarded primary and secondary schools, as well as nearby further education options. Outdoor enthusiasts can enjoy the picturesque Union Canal, which runs through the town, offering scenic walking and cycling routes. There are also several parks and green spaces, along with access to the Pentland Hills and Almondell & Calderwood Country Park for those who enjoy the outdoors. With a mix of traditional cottages, modern housing developments, and period homes, Broxburn offers a variety of property options to suit different lifestyles. The town continues to grow while retaining its historic character, making it an attractive choice for those seeking a welcoming community with excellent amenities and transport links.



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