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49B West Main Street

Broxburn, EH52 5RL

Offers over £145,000

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Set discreetly back from the road behind an attractive stone wall, 49B West Main Street offers a rare opportunity to acquire a fully serviced building plot with full planning permission for an impressive detached family home. Accessed via private gates and extending to approximately 0.1 acre, the site provides an excellent foundation for a high-quality new build in a desirable Broxburn location.

Planning permission (West Lothian Council ref: 0648-FUL-18) has been approved for a contemporary three-bedroom home designed with generous proportions, modern convenience, and excellent natural light throughout. Preliminary site clearing has already been completed, and key infrastructure is in place, including Scottish Water approval, vehicle opening and dropped-kerb works, and the S75 Developer's Contribution, which has been paid.







Description

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Overview
Fully serviced building plot in Broxburn

Full planning permission for a detached family home

West Lothian Council planning ref: 0648-FUL-18

Plot extends to approximately 0.1 acre

S75 Developer's Contribution paid

Scottish Water approval in place

Dropped-kerb and vehicle access works complete

Preliminary site clearing complete

Approved house design includes:
Entrance porch with storage

Hallway with WC

Good-sized living room

South-facing Living/ Dining Room

Separate utility room with external and garage access

Three double bedrooms

En-suite shower room

Four-piece family bathroom

Front and rear gardens

Integral single garage

Private multi-car driveway

Local area

Broxburn, a charming town in West Lothian, Scotland, offers a mix of modern conveniences and scenic outdoor spaces. Residents enjoy access to local shopping facilities, including supermarkets and independent stores, as well as excellent educational institutions like Broxburn Academy. The town is well-connected, with bus services providing easy access to Edinburgh and surrounding areas.

For leisure, Broxburn boasts the Union Canal, a picturesque spot for walking, cycling, and boat trips. Nature lovers can explore Almondell and Calderwood Country Park, which features woodland trails, picnic areas, and a visitor centre. Sports enthusiasts can visit Uphall Golf Club or the Broxburn United Sports Club, which offers football, rugby, and tennis.

Contact Us

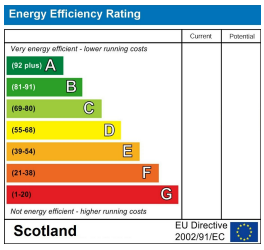
To arrange a viewing or for further details please call 01501 733200 or email property@sneddons.com.

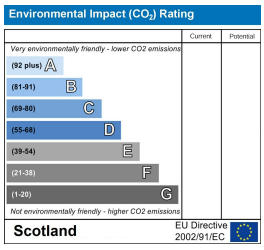
Area Map



Floor Plans

Energy Efficiency Graph





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