



4 Main Street  
Dechmont EH52 6JZ  
Offers Over £225,000

**Caesar & Howie**  
*Solicitors & Estate Agents*



## 4 Main Street

Dechmont EH52 6JZ

This is an excellent and rare opportunity to purchase a 1930's style detached bungalow in a central and sought after location. It holds excellent potential for modernisation, which will be beneficial, is attractively priced and has a slightly flexible layout. Two front rooms both benefit from bay windows and many original features. The double bedrooms are situated to the rear overlooking a sizable and attractive garden. Loft ladder to large attic and access at rear to basement area. Drive to side. The location has easy access to public transport, rail station and many amenities within neighbouring Uphall, Broxburn and Livingston. The A89 and M8 give swift access to the airport and major cities. Early viewing advised. Flexible entry. Chain free.

- **Entrance & hallway**
- **Bay window lounge**
- **Bay window dining or bedroom**
- **Two double bedrooms**
- **Kitchen**
- **Shower room**
- **GCH & DG**
- **Basement & large attic**
- **Garage**
- **Driveway & sizable gardens**
- **Council Tax Band D**
- **Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [property@caesar-howie.co.uk](mailto:property@caesar-howie.co.uk)**



4 Main Street

## 4 Main Street



It has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.