



MOVE-IN CONDITION HOME WITH A
DRIVEWAY IN A SOUGHT-AFTER LOCATION



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McEwan Fraser Legal is delighted to present 33 Poynters Road to the market. The property is a well-presented family home offering bright, well-balanced accommodation within a popular residential area of Broxburn.



Stepping into the property, the entrance hallway immediately feels welcoming, finished in fresh neutral tones that set a calm backdrop and flow naturally through the ground level. Here there is access to a conveniently placed WC. The living room is a comfortable and inviting space, filled with natural light and offering proportions that easily accommodate a full range of lounge furniture. The décor is modern and understated, creating a relaxed atmosphere that works equally well for everyday living or entertaining.





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The kitchen and dining space form the heart of the home and has been thoughtfully arranged to suit family life. Contemporary cabinetry is paired with complementary worktops and modern finishes, providing generous storage and practical workspace. There is ample room for a dining table, creating a sociable setting for meals and gatherings. Patio doors open directly into the garden, and from this position the outlook stretches across the surrounding landscape, with distant views of the bings providing a lovely backdrop that is particularly enjoyable with a morning coffee.



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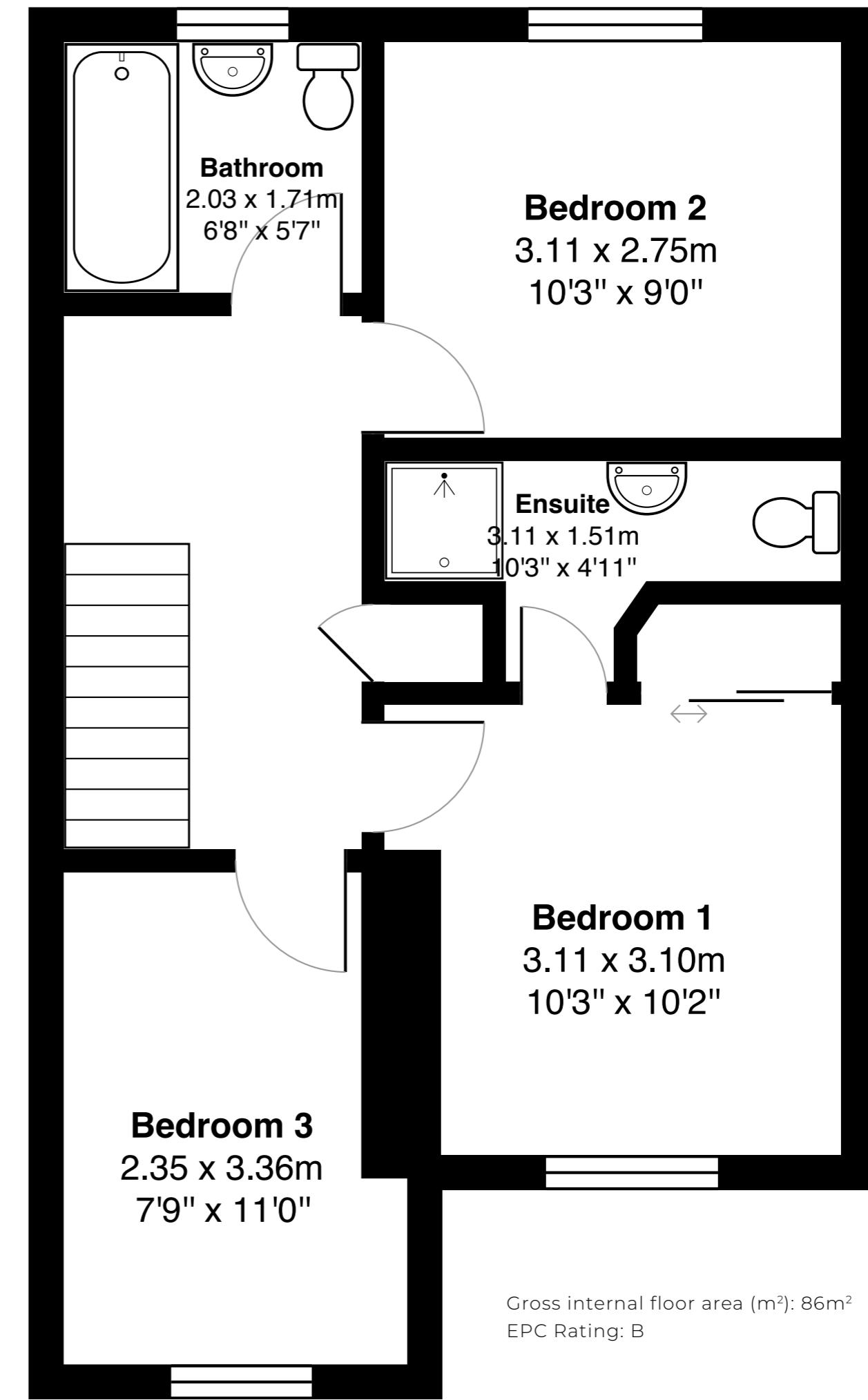
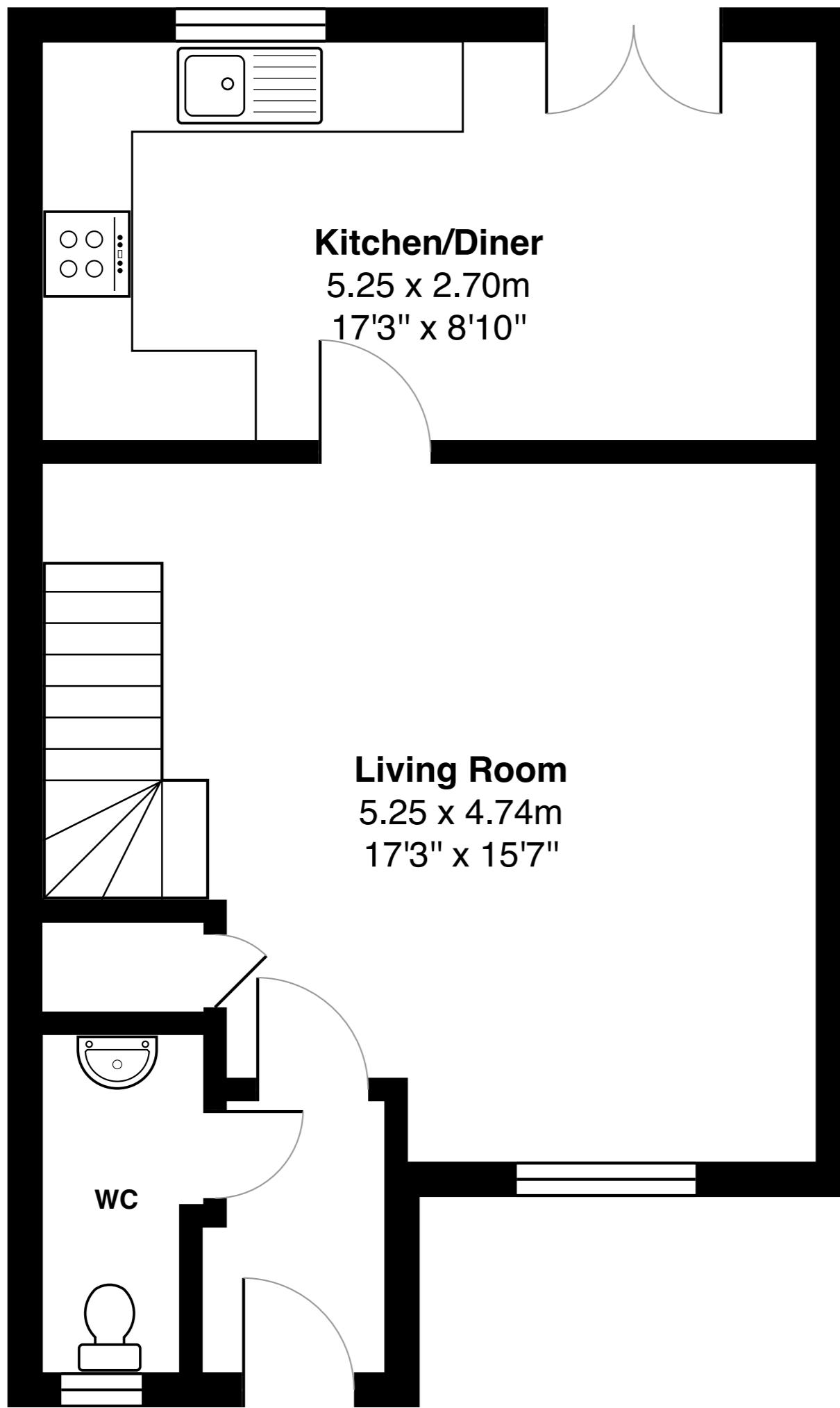
Moving upstairs, the same neutral presentation continues, giving the upper level a light and move-in-ready feel. The principal bedroom is a comfortable double, finished in soft tones and benefitting from fitted storage that maximises floor space as well as a private ensuite. The remaining bedrooms offer excellent flexibility, suitable for family use, guests or home working, each presented in a simple, modern style that allows for easy personalisation. The family bathroom is finished with a contemporary suite and tasteful tiling, providing a fresh and practical space for daily routines.



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Gross internal floor area (m²): 86m²
EPC Rating: B



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Externally, the property enjoys a well-maintained garden space that offers a good balance of usability and ease of upkeep, ideal for outdoor dining, relaxation or family time. A private driveway adds to the overall practicality of the home, while the surrounding area provides a settled residential environment.

Overall, 33 Poynters Road offers a well-laid-out home with modern décor, practical living space and strong everyday appeal, making it an excellent choice for a wide range of buyers. Early viewing is recommended to appreciate the flow and presentation on offer.



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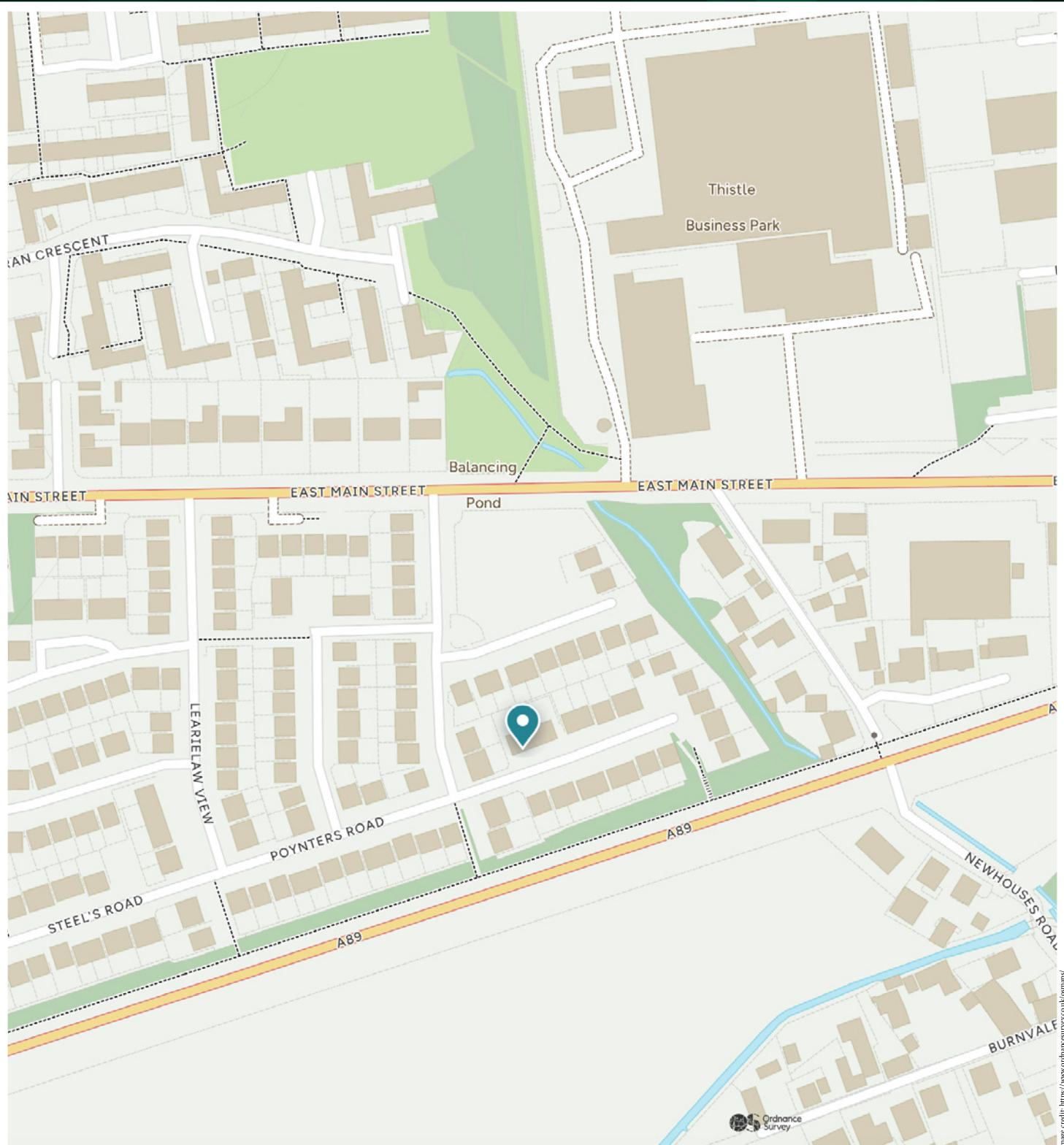
Located in the established residential area of Broxburn, this property benefits from a strong community and excellent amenities. The family-friendly locale offers a mix of modern and traditional homes with pleasant outlooks.

Broxburn town centre provides comprehensive daily necessities, including supermarkets, independent shops, cafés, and essential services. The area is well-catered for education, with schools for all ages within easy reach.

Nearby parks and green spaces offer outdoor recreation, while the wider West Lothian countryside is easily accessible. Commuter links are exceptional, with quick access to the M8 for Edinburgh, Glasgow, and the central belt, plus reliable rail services from nearby stations like Uphall.



This location successfully balances practical convenience with a comfortable residential setting.



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