



5 Keith Gardens, Broxburn

Offers Over £260,000



5 Keith Gardens

Broxburn

Built by Wilcon in 1993 and carefully maintained for over 32 years, 5 Keith Gardens offers spacious living, modern upgrades, and a south-facing garden, making it an excellent choice for families and professionals alike. The welcoming hallway features a stylish grey carpet and elegant wallpaper, setting a warm and homely tone. The living room is generously sized, offering a comfortable space to relax or entertain, with a well-maintained carpet enhancing the bright and airy feel.

Connected to the living room, the south-facing sunroom—added in 2013—fills the home with natural light and serves as a cosy additional living space, ideal for unwinding or enjoying garden views.

The kitchen has been beautifully maintained, featuring a classic wooden-look design, integrated fridge and freezer, and ample storage. Large rear-facing windows bring in plenty of natural light, while the adjoining dining room provides the perfect setting for family meals and entertaining guests.

Upstairs, the primary bedroom comfortably accommodates a king-size bed alongside fitted wardrobes. It is complemented by a modern en-suite, completed in 2021, featuring sleek half-height grey tiling and a walk-in shower for a fresh, contemporary feel.



The second bedroom is spacious enough for a queen-size bed, leaving ample room for freestanding storage. The third bedroom offers versatility, currently set as a single room with storage, but can comfortably accommodate a double bed if required. The main bathroom is a stylish three-piece suite, featuring a bathtub with an overhead shower. Finished in neutral white and grey tones, it creates a bright, modern, and timeless aesthetic.

The south-facing garden enjoys sunshine throughout the day, providing ample space for outdoor dining, entertaining, or a play area. A large powered shed offers additional storage, while the detached garage adds further practicality.

The property also benefits from a private driveway and garage, with guest parking for up to four cars, ensuring plenty of space for residents and visitors.

Located within walking distance of local amenities, including Aldi, butchers, doctors' surgeries, salons, and cafés, daily essentials are always close by. Families will appreciate the proximity to Kirkhill Primary and Broxburn Primary School, with Broxburn Academy as the nearest high school.

For nature lovers, Almondell & Calderwood Country Park offers scenic walking and cycling routes just a short distance away.

Commuters will benefit from excellent transport links to Edinburgh and Glasgow, with major road networks and public transport options nearby. For shopping, dining, and entertainment, The Centre in Livingston is just a short drive away, featuring high-street retailers, supermarkets, restaurants, a cinema, and fitness centres.

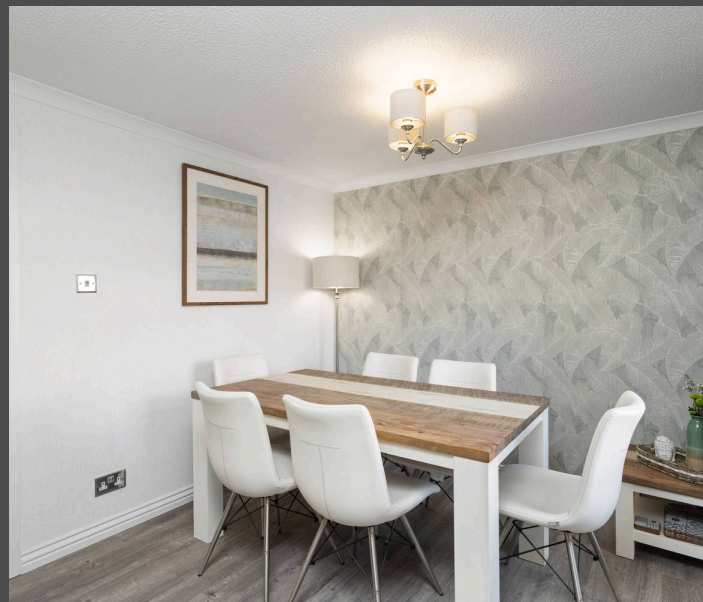
With its spacious interiors, modern features, south-facing garden, and prime location, 5 Keith Gardens is a well-maintained home ready for its next owners to enjoy.

Council Tax band: E

Tenure: Freehold

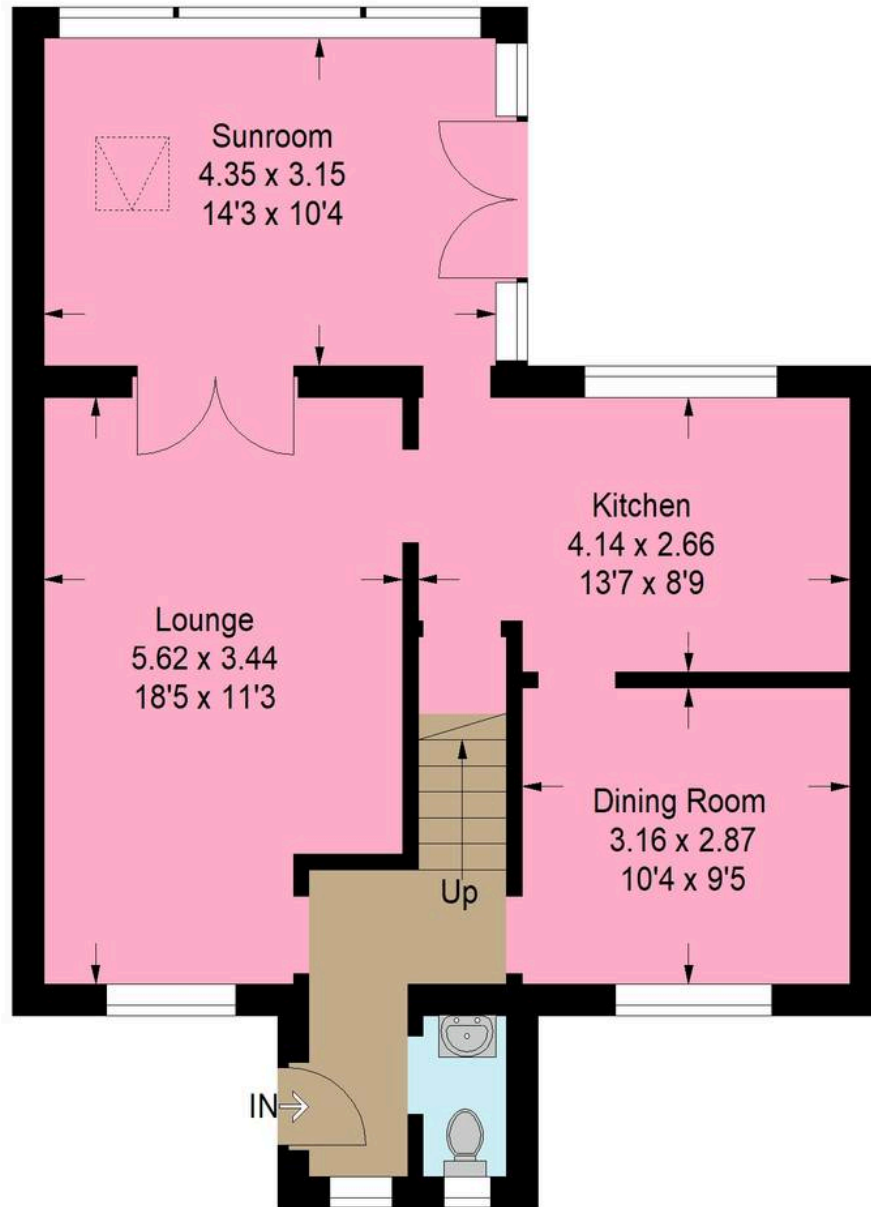
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Approximate Gross Internal Area = 110.1 sq m / 1185 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1174685 / Ref:90114)



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