





16 Kirkhill Terrace

Broxburn

Welcome to 16 Kirkhill Terrace, a stylish and well-presented two-bedroom ground floor flat in the heart of Broxburn. With a modern interior, south-facing front garden, and chain-free status, this home is ideal for first-time buyers, downsizers, or investors seeking a low-maintenance, move-in-ready property with excellent amenities nearby.

As you step inside, you're welcomed directly into the spacious and bright lounge, which sets the tone for the rest of the home. A large front-facing window allows natural light to pour in, creating a warm and inviting atmosphere. The wood-effect flooring gives the space a clean, stylish finish while being easy to maintain. There's ample room for two sofas, storage units, and a small dining area, making it the perfect spot to unwind, host friends, or enjoy a quiet evening in front of the TV. A stone-effect fireplace adds a homely focal point to the space.

Beyond the lounge, a hallway at the rear of the room leads to the rest of the home. To the right, Bedroom One is a generous and calming space that can comfortably accommodate a king-size bed, with plenty of room for bedside tables, a desk, or a reading corner. A fitted wardrobe adds convenient built-in storage, keeping the room uncluttered and functional, while the soft tones and natural light make it an ideal place to relax.

Bedroom Two is versatile and well-sized, currently set up with a single bed but easily able to fit a queen-sized bed if needed. It's perfect as a guest room, home office, or child's bedroom, and it also includes fitted storage to maximise floor space and practicality.



The main bathroom, located at the end of the hallway, is finished to a high standard with a modern, three-piece suite including a standing shower. The charcoal marble-effect wet wall finish gives it a sleek, contemporary look, further enhanced by chrome fittings, a heated towel rail, and a wall-mounted mirror—combining style with convenience.

The kitchen sits off the hallway and is neat, practical, and thoughtfully laid out. Renovated worktops and a new sink have been added, and the space is fitted with an integrated oven and cooker, along with room for freestanding appliances such as a fridge freezer or washing machine. With white cabinetry and a clean, minimal layout, it's a functional space that's easy to maintain and enjoy.

Externally, the property boasts a south-facing front garden—a low-maintenance, turfed area enclosed by fencing for added privacy. It's a lovely spot to enjoy sunny afternoons or even set up a seating area. To the rear, a communal garden is shared with the block and offers a quiet, sunlit retreat, ideal for relaxing outdoors or hosting summer barbecues.

There is also ample communal parking available, along with visitor spaces, ensuring convenience for both residents and guests.

Situated in a prime location, this home is within easy reach of Broxburn's local amenities, including Aldi, Tesco, cafés, independent butchers, salons, and doctors' surgeries. Families will benefit from being close to Kirkhill and Broxburn Primary Schools, with Broxburn Academy also nearby.

For outdoor enthusiasts, the scenic Almondell & Calderwood Country Park is just a short drive away, offering excellent walking and cycling routes. Commuters will appreciate the quick access to the M8 motorway and excellent transport links to Edinburgh and Glasgow, making this an ideal base for travel throughout the Central Belt.

With its modern style, bright and versatile living spaces, excellent garden areas, and unbeatable location, 16 Kirkhill Terrace offers the ideal blend of comfort and convenience.





Approximate Gross Internal Area
60.8 sq m / 654 sq ft

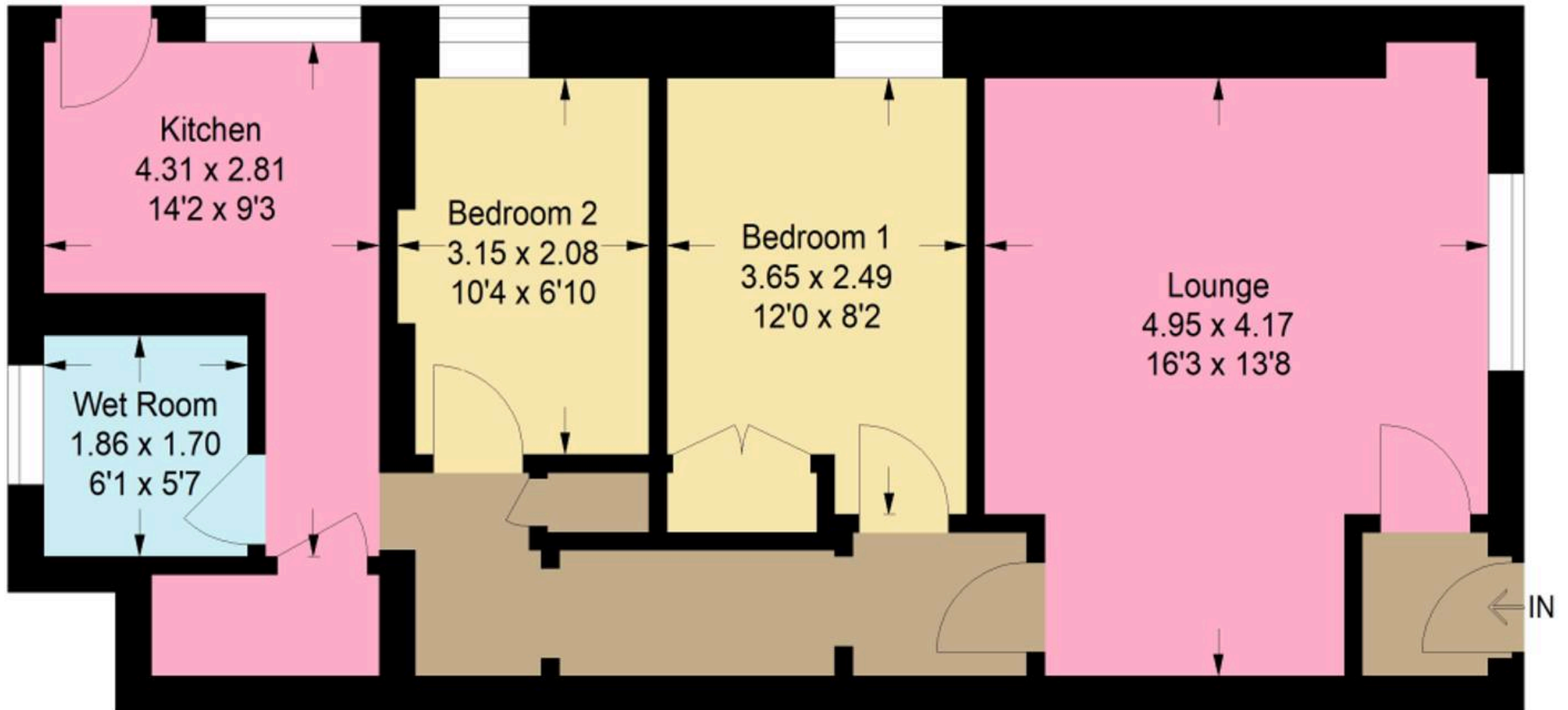


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