



33 Steels Road, Broxburn

Broxburn

Guide Price **£370,000**



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Welcome to Steels Road, a truly exceptional four bedroom detached family home finished to an outstanding standard throughout. Set within an exclusive modern development and completed in 2019 by Bellway Homes, this striking "Pinehurst" style residence has been thoughtfully designed with modern family living at its heart. With generous proportions, elegant finishes and a landscaped private garden this is a home that exudes both comfort and sophistication.

From the very first impression the property commands attention. Sitting proudly at the end of a peaceful cul-de-sac the house benefits from a mono block driveway for two cars and a neat front garden laid to lawn. With no through traffic the setting provides an added sense of exclusivity and calm creating a safe and welcoming environment for family living.

Stepping inside you are greeted by a bright and spacious entrance hallway styled in neutral tones that set the stage for the elegance that flows throughout the home. Immediately to your left the upgraded W/C makes a statement with designer Lusso fixtures giving the feel of a boutique hotel, a small but luxurious detail that elevates the everyday. An understairs cupboard provides practical storage for coats and shoes ensuring a clutter free entrance.



To the front the large and inviting lounge is perfectly proportioned offering a comfortable retreat for family evenings or hosting guests. A wide picture window floods the room with light while offering views across the attractive street setting. The true heart of the home lies to the rear where a contemporary open plan kitchen and dining space unfolds. Sleek white and grey high gloss cabinetry is paired with stylish worktops creating a striking modern look. Integrated appliances including a fridge/freezer, dishwasher, oven, hob and microwave ensure both convenience and clean lines. With space for a six seater dining table this is the perfect setting for both everyday family meals and entertaining. Patio doors open seamlessly onto the garden extending the living space outdoors in the warmer months.

Adjoining the kitchen a practical utility room keeps laundry appliances neatly tucked away with direct access to the garden via a side door. Adding even more versatility the garage has been beautifully converted into a show stopping home cinema room. Designed for relaxation and entertainment it's perfect for cozy film nights but equally offers flexibility as a home office or playroom.

Upstairs a generous landing leads to four double bedrooms. The principal suite is a sanctuary of style featuring a Juliet balcony that invites natural light and offers open views. A fitted wardrobe provides excellent storage while the upgraded ensuite impresses with a walk in shower and marble effect tiling for a spa like feel. The remaining three bedrooms are all spacious and adaptable two with built-in storage, making them ideal for family, guests or home working. Completing the upstairs is the elegant family bathroom finished to the same high standard with marble effect tiling and a sleek three piece suite including shower over bath.

Externally the south facing rear garden is both private and beautifully landscaped with no properties overlooking. Offering a generous lawn and patio area it is the perfect space for summer barbecues, children's play or simply unwinding in the sunshine.

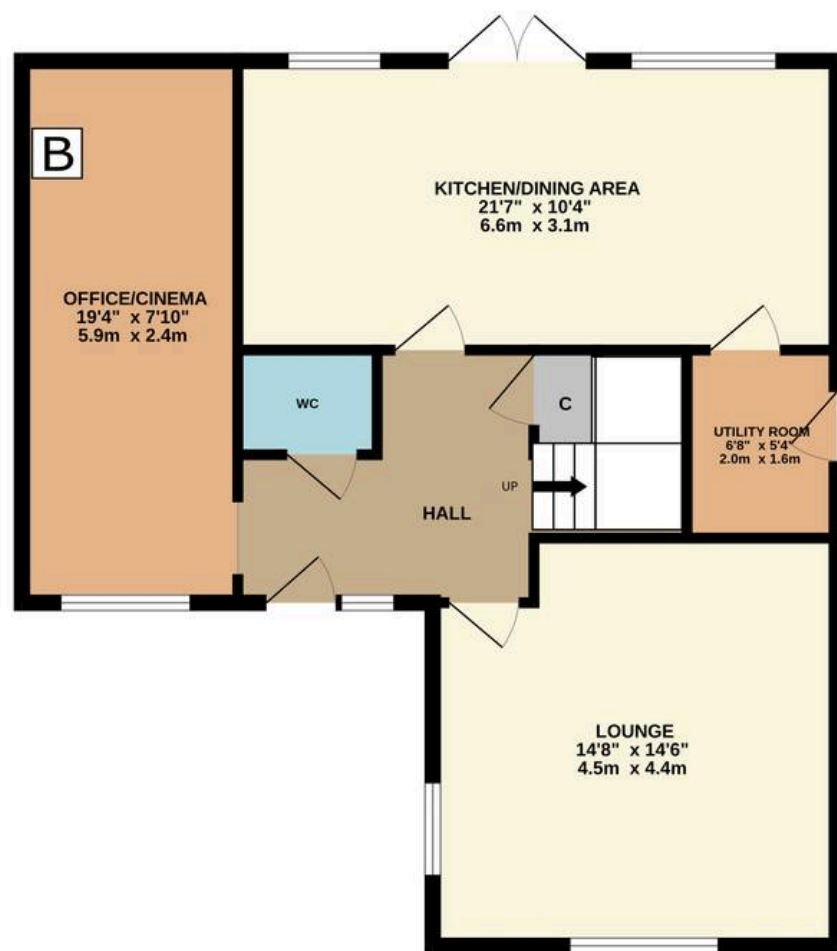
Location

Broxburn, in the heart of West Lothian, is a highly sought-after town for families thanks to its blend of modern amenities and

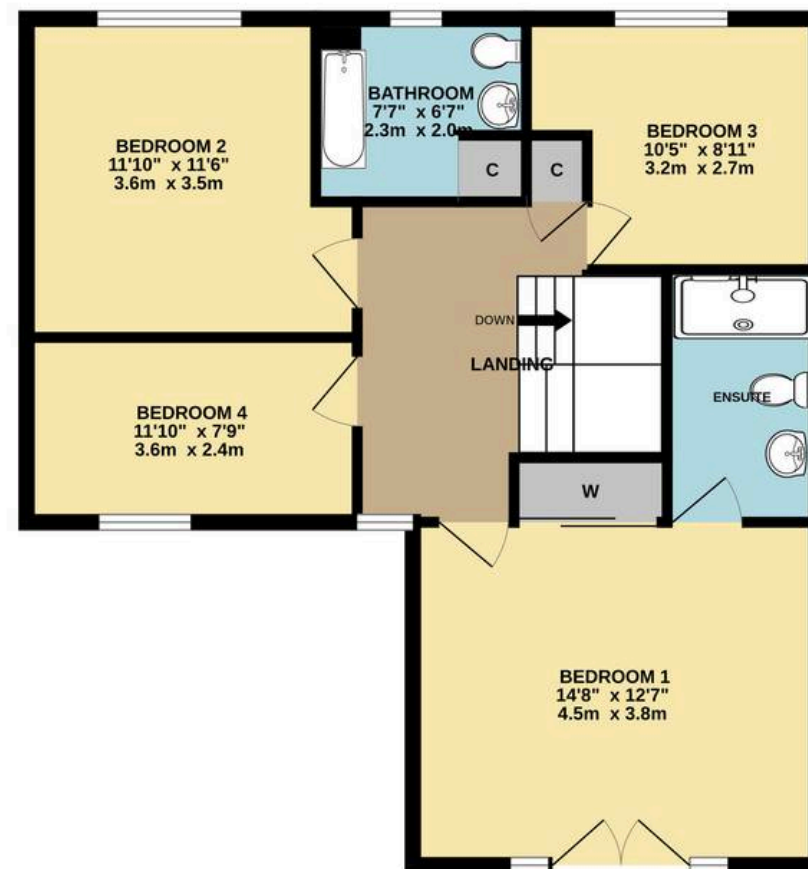




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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