





16 Fivestanks Place

Broxburn, Broxburn

Tucked away within a peaceful, family-friendly cul-de-sac in Fivestanks Place, this beautifully cared-for 2-bedroom mid-terrace home offers bright, generous living spaces, thoughtful storage throughout and the everyday convenience of a private driveway. It's a home that immediately feels welcoming.

As you step inside, the welcoming entrance hallway provides a convenient area for hanging coats and storing shoes, offering a practical start to the home's layout. From here, you enter the spacious lounge, an inviting room filled with natural light thanks to the large front-facing window. This comfortable living area offers excellent floor space for a variety of furniture layouts and includes a deep built-in cupboard, perfect for keeping the room tidy and clutter-free.

To the rear, the impressive U-shaped kitchen delivers both practicality and generous proportions. There is ample worktop and cupboard space, room for all freestanding white goods and a natural dining area large enough to host family meals or relaxed weekend breakfasts. This room flows effortlessly out to the rear garden, making it easy to enjoy indoor-outdoor living.

Upstairs, the home continues to impress with two well-sized double bedrooms. Bedroom one boasts mirrored built-in wardrobes and still offers excellent floor space for additional furniture. Bedroom two also benefits from its own built-in storage cupboard. The bathroom is bright and fresh, complete with a bath and overhead shower.



Externally, the south-facing rear garden is a standout feature - fully decked to provide a stylish, low-maintenance outdoor space that captures the sun throughout the day. Whether it's relaxing with a coffee or entertaining friends, this garden is ready to enjoy. A gate provides easy access back around to the front of the property.

To the front, a private driveway offers convenient off-street parking, enhancing the overall practicality of this lovely home.

With its bright interiors, generous room proportions and low-maintenance outdoor space, this home will strongly appeal to first-time buyers, young families and those looking to downsize without compromising on comfort or convenience. Its quiet cul-de-sac position offers a safe, peaceful environment, while still being just moments from Broxburn's local amenities, schooling, transport links and picturesque walking routes. A superb opportunity to secure a well-presented home in one of the area's most desirable and family-friendly neighbourhoods.

Council Tax band: C

Tenure: Freehold

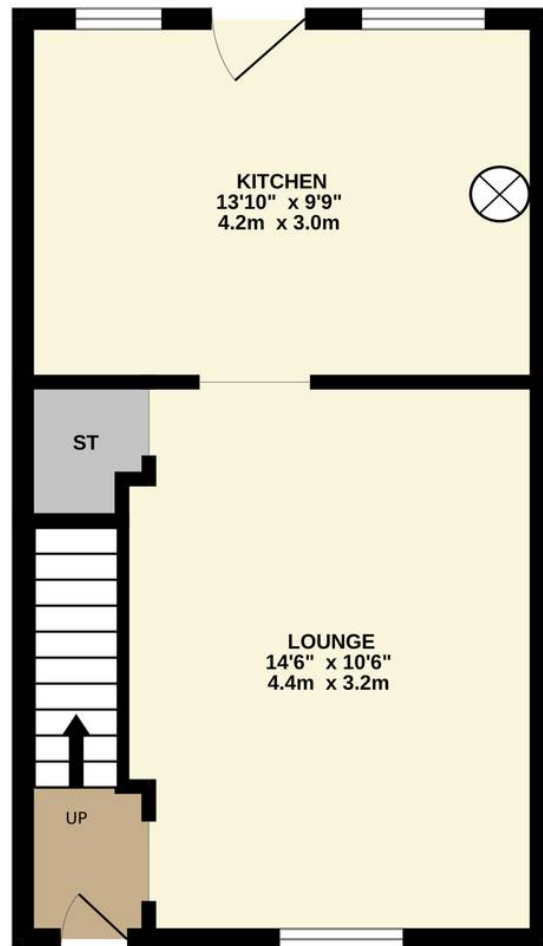
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

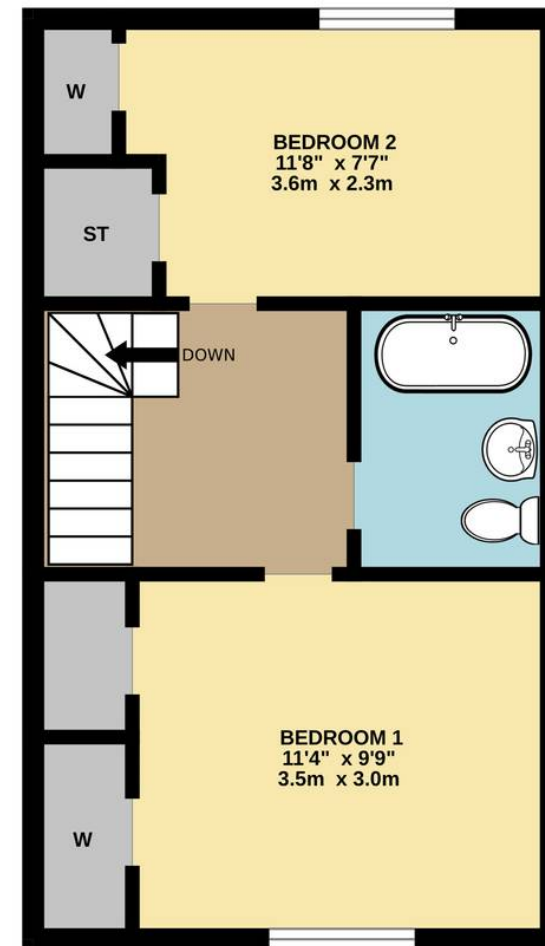




GROUND FLOOR



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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Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

