



8 Stewartfield Road, Broxburn

Offers Over £165,000







The town of Broxburn is well placed for commuting with easy access to the M8/M9 motorway network for travel throughout the central belt and beyond. Local buses link up the surrounding towns and villages whilst the railway station in nearby Uphall Station provides a regular service to both Edinburgh and Glasgow. Edinburgh Airport is within easy reach. Further shopping and recreational facilities are available in nearby Livingston, where The Centre, The Elements and the Designer Outlet have many high street stores, restaurants, a health club and a multi screen cinema. Alternatively, The Gyle Centre in Edinburgh is a short drive away.

Presenting this fantastic opportunity to acquire a charming three-bedroom terrace house situated in a popular residential area. This property boasts a chain-free purchase, making it an ideal option for those looking to move swiftly and hassle-free into their new home.

Upon entering the property, you are greeted by a bright and spacious living room, providing the perfect setting for relaxation and entertainment. The well-proportioned kitchen offers ample space for culinary endeavours, with plenty of storage available to keep all kitchen essentials neatly organised.

One of the standout features of this property is the abundance of storage found throughout the house, ensuring that everything can be neatly stored away, helping to maintain a clutter-free living space.

Furthermore, the property benefits from proximity to local amenities, making daily tasks





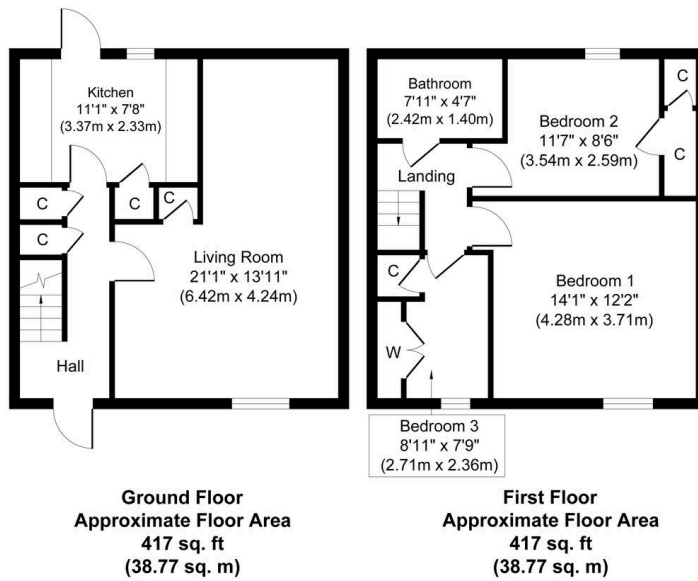
## 8 Stewartfield Road

Broxburn, Broxburn

- Three Bedroom Terrace House
- Chain Free Purchase
- Bright And Spacious Livingroom
- Well Proportioned Kitchen
- Ample Storage Throughout
- Close To Local Amenities
- Fully Enclosed Sizeable Rear Garden
- Located Within A Popular Residential Area

Charming 3-bed terrace house with ample storage and chain-free purchase. Bright living room, spacious kitchen, and sizeable rear garden in popular residential area with easy access to amenities and transport links. Ideal for swift, hassle-free move-in.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Copyright V360 Ltd 2025 | [www.houseviz.com](http://www.houseviz.com)







## KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn – EH52 5AG

01506 852000

[info@knightbain.co.uk](mailto:info@knightbain.co.uk)

[www.knightbain.co.uk/](http://www.knightbain.co.uk/)

