



14 Grange Road, Broxburn

Offers Over £328,500







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.

Welcome to this stunning traditional stone-built three bedroom cottage, expertly decorated and designed to a high, move-in ready standard. This property boasts a lovely, bright, and spacious atmosphere, with a rear-facing lounge area that leads out onto a conservatory via patio doors. The traditional high ceilings throughout the cottage add to its charm and character.

With three double bedrooms, one of which features an en-suite, there is ample space for a growing family or visiting guests. The family bathroom includes a standalone bath tub for relaxation and unwinding after a busy day. The separate dining room offers a wonderful space for hosting meals and entertaining.

Equipped with solar panels, this home is not only environmentally friendly but also cost-effective. The beautifully landscaped rear garden features composite decking, a lawned area, and a polytunnel, providing a tranquil outdoor space to



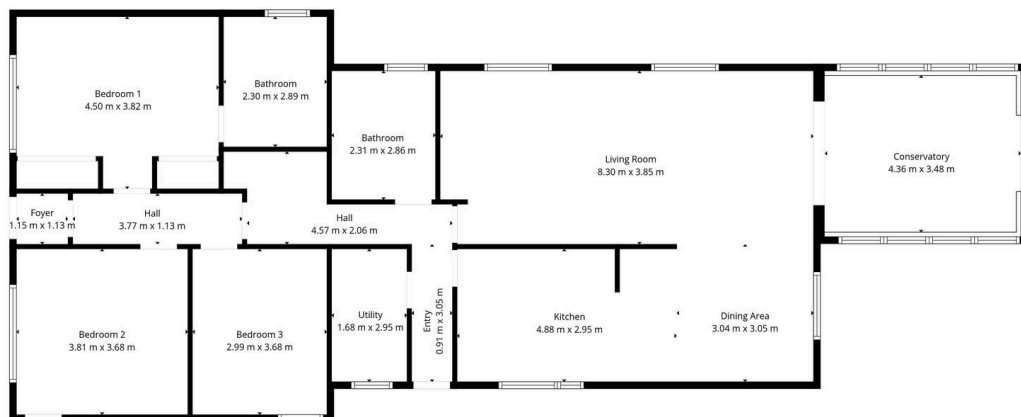
## 14 Grange Road

Broxburn, Broxburn

- Stunning Traditional Stone Built Three Bedroom Cottage Decorated And Designed To A High, Move In Ready Standard
- Three Double Bedrooms One With En-Suite
- Lovely, Bright And Spacious Feel To A Rear Facing Lounge Area Leading Out Onto The Conservatory Via Patio Doors
- Traditional High Ceilings Throughout
- Family Bathroom With Stand Alone Bath Tub
- Separate Dining Room
- Solar Panels
- Beautifully Landscaped Rear Garden With Composite Decking, Lawned Area And Polytunnel
- Conservatory To The Rear Of the Property
- Double Garage & Monoblock Driveway

Charming 3-bed stone cottage with high ceilings, en-suite bedroom, solar panels, landscaped garden, conservatory, double garage, and driveway in sought-after location. Move-in ready with traditional charm and modern comforts. Ideal for families or entertaining.





**TOTAL: 148 m2**  
GROUND FLOOR: 148 m2  
EXCLUDED AREAS: UTILITY: 5 m2, WALLS: 9 m2  
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.







## KnightBain Estate Agents

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