



74 Stewartfield Crescent, EH52 5ER

Broxburn -







From the moment you arrive, this superb end-terraced family home welcomes you with a sense of warmth and possibility. Situated in a popular residential area of Broxburn, this is a home where family life can truly flourish – from busy weekday mornings to relaxed weekends spent together, creating memories that will last for years to come.

A private driveway to the front provides convenient off-street parking before you step through the front door into a bright and welcoming entrance hallway. Natural light streams through the side-facing window, creating an inviting first impression, while a useful storage cupboard keeps everyday essentials neatly tucked away. From here, doors lead into the lounge/dining room and kitchen, with the staircase rising to the upper level.

Stretching from the front to the rear of the property, the spacious dual-aspect lounge and dining room is filled with natural light throughout the day. This is a room designed for every occasion, whether you're curling up in front of the electric fire after a long day, gathering around the dining table to share family meals and stories, or hosting friends and loved ones for special celebrations. Laminate flooring completes the space, offering both style and practicality for modern family living.

The contemporary kitchen was upgraded around 2023 and offers a fresh, modern feel with sleek gloss wall and base units complemented by stylish metro tiled splashbacks. Integrated cooking appliances include an oven and hob which are included within the sale price-no warranty, while there is ample space for a free-standing fridge/freezer, dishwasher and washing machine which are available by a separate negotiation. A door from the kitchen opens directly into the rear garden, making outdoor dining, entertaining or simply keeping an eye on children playing outside wonderfully convenient.

Upstairs, the home continues to impress with three generously proportioned bedrooms, each finished with attractive laminate flooring. A loft hatch with a pull-down ladder provides access to the partially floored attic, which also houses the boiler, offering valuable additional storage.

The principal bedroom is a peaceful retreat, beautifully decorated in calming light green tones and featuring an impressive wall of full-length fitted wardrobes, providing excellent storage and helping to keep the room feeling uncluttered and serene. The second bedroom is another comfortable double room overlooking the rear garden, complete with both a built-in wardrobe and an additional storage cupboard, making it ideal as a spacious guest room or children's bedroom. Bedroom three is also generous in size and enjoys a front-facing aspect. Finished in soft light grey decor, it also benefits from a built-in shelved storage cupboard, offering flexibility for growing families or those requiring extra workspace.

Completing the accommodation is the family bathroom, fitted with a white three-piece suite comprising a WC, wash hand basin and bath with a rainfall shower overhead. Wet wall panelling finishes the look perfectly while offering easy maintenance.

Externally, the property truly comes into its own. The substantial rear garden has been thoughtfully designed to offer something for everyone. Laid to lawn, there is plenty of space for children to play or for pets to roam safely within the fully enclosed boundaries. Paved patio areas and decking provide wonderful spots to enjoy a morning coffee, soak up the sunshine or entertain family and friends on warm summer evenings. The garden also benefits from a timber shed, included within the sale, along with a fantastic summer house complete with power and lighting. Whether you imagine it as a peaceful retreat, home office, hobby room or the perfect place to entertain, it offers fantastic versatility all year round.

Further benefits include gas central heating and double glazing, ensuring comfort and efficiency throughout the seasons.

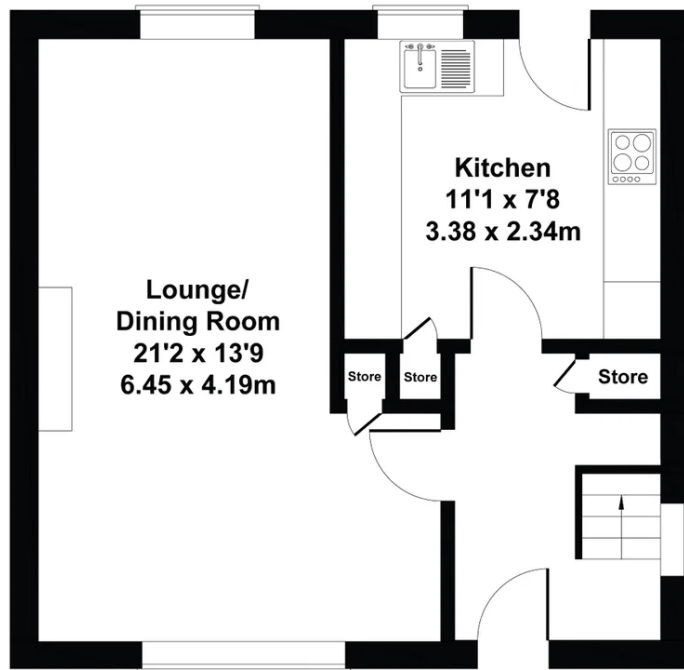
Offering generous living space both inside and out, this is a wonderful family home where every room has been designed for comfortable everyday living. Ready for its next chapter, it now awaits new owners to fill it with laughter, celebrations and many happy memories.

Extras: Floor coverings, blinds, curtains and poles, light fittings, white goods, fireplace, garden shed and the summer house. Negotiable items: Free-standing dishwasher, washing machine and fridge/freezer.

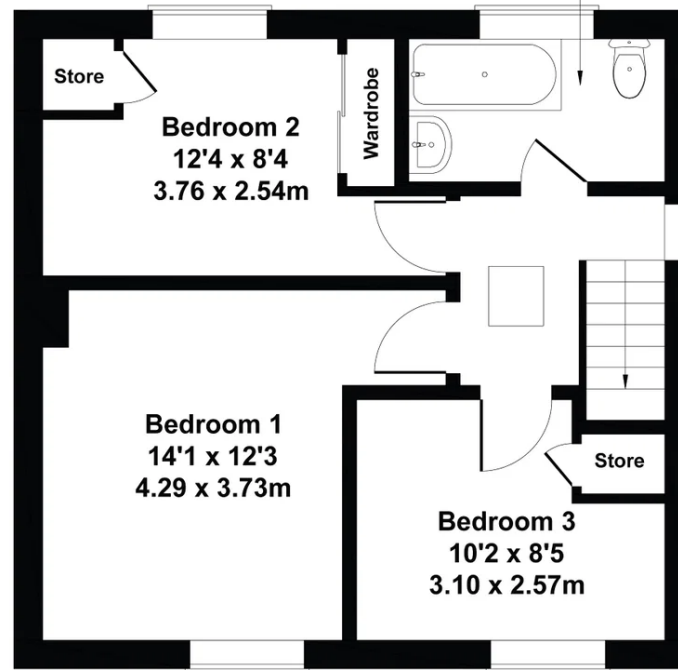


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Approximate Gross Internal Area
917 sq ft - 85 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.

