

8 Holmes Farm Lane, EH52 5LA

Broxburn - Offers Over £165,000

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Character, charm and a home with a story to tell! Tucked away within a charming converted steading in the heart of Broxburn, 8 Holmes Farm Lane is the kind of home that feels a little different from the moment you arrive.

Built circa 1900, this lovely terraced cottage forms part of a steading, bringing with it a wonderful sense of history and character. Set around a courtyard setting away from the everyday pace of the town, there is a feeling here that you have discovered somewhere rather special.

And while the property retains the charm and individuality you would hope for from a home of this age and setting, inside it is wonderfully easy to live in, with all of the accommodation arranged over one level.

The front door opens straight into the kitchen, immediately giving the home a welcoming feel. This is a space designed for everyday living, with the kitchen flowing naturally through to the open-plan lounge, creating a lovely social space where cooking, chatting, relaxing and entertaining all happen together.

The kitchen is well equipped, with a good range of storage, complementary worktops and splashback tiling. A free-standing cooker, washing machine and fridge freezer are included, with space available for a tumble dryer, making the space ready to use from day one. Laminate flooring runs through the kitchen and into the lounge, creating a practical and easy-going finish.

The lounge has a cosy, homely atmosphere, with neutral walls providing a calm backdrop and a feature wallpapered wall adding warmth and personality. It is the sort of room that naturally invites you to settle in, whether that means a quiet morning coffee, a relaxed evening on the sofa or having friends round for dinner.

There are two really good-sized double bedrooms, both offering a comfortable amount of space and scope to make them your own. Bedroom One benefits from built-in storage, while Bedroom Two has a lovely feature wallpapered wall which adds another touch of character.

The bathroom continues the home's mix of practicality and personality, with a classic white three-piece suite, shower over the bath and tiled walls. A striking black and white tiled floor gives the room a timeless feel, while spotlights and a heated towel rail provide the finishing touches.

One of the property's most unexpected features is found above. A pull-down ladder from the kitchen provides access to the fully floored and insulated loft space. Used by the current owners as a cinema area, it is a brilliant additional space and one that really adds to the personality of the home. While it is not formal living accommodation, it provides an abundance of useful storage and has the flexibility to become whatever works for the next owner. It is easy to imagine movie nights up here, a dedicated space for hobbies or simply having somewhere to keep all those things you don't want taking over the main living areas.

Outside, the property enjoys a charming courtyard setting, with ample parking within the immediate courtyard setting adding a particularly useful modern-day advantage. There is something appealing about coming home and disappearing into this little corner of the former steading.

The location brings another layer to the lifestyle. Set right in the heart of Broxburn, everything you need for day-to-day life is close at hand, with local shops, cafes, restaurants, leisure facilities and essential amenities all within easy reach. Despite its central position, there are also lovely walks nearby, making it easy to step away from town life and enjoy some fresh air and open space.

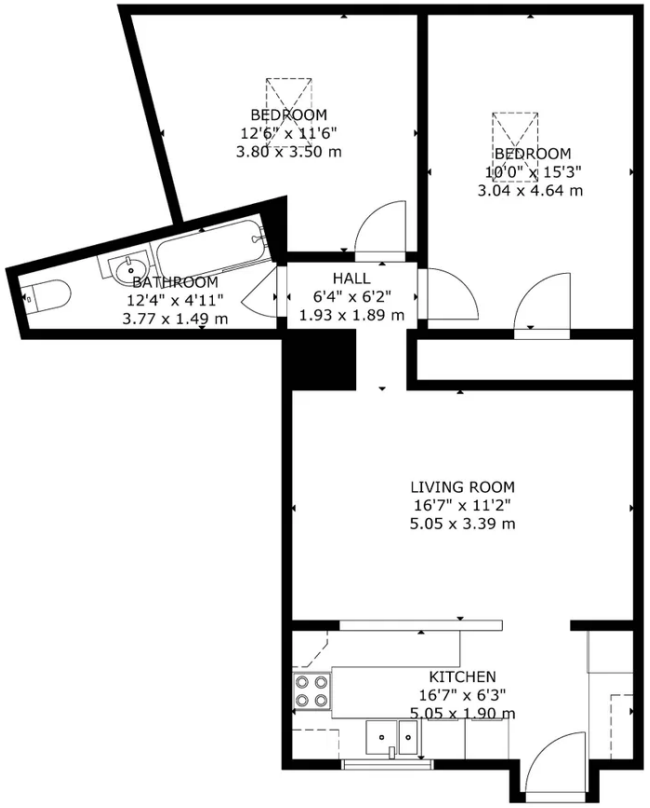
Broxburn itself has a strong sense of community and is ideally placed for enjoying everything West Lothian has to offer, while its excellent transport links make it a popular choice for those commuting towards Edinburgh, Livingston and beyond.

For a home that feels tucked away yet connected, characterful yet practical, this is a particularly appealing combination.

With gas central heating and double glazing, the property is comfortable and ready to enjoy, but it is the sense of place that really sets it apart. There is history here, character in the details and a lovely feeling of having your own little corner within this charming converted steading. A home with its own little story. Some homes are easy to describe. Others are better experienced. 8 Holmes Farm Lane is one of those homes.

It is a home for slow mornings, relaxed evenings and weekends spent exploring the local walks before coming home to your own tucked-away corner of Broxburn. A little history, a lot of character and a wonderfully easy way of living - all in the heart of Broxburn.

Extras: Floor coverings, blinds, light fittings, free-standing cooker, fridge/freezer and washing machine (no warranty)



GROSS INTERNAL AREA
TOTAL: 67 m²/724 sq ft
FLOOR 1: 67 m²/724 sq ft

FLOOR 1

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







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.

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