



22 Kings Well Crescent, Broxburn

Offers Over £375,000





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 stunning four bedroom detached family home (The Pynehurst by Bellway), which offers an impressive blend of contemporary style and practical living, ideal for modern family life. Upon entering, you are welcomed by a bright and spacious front-facing living room, featuring beautiful herringbone flooring that adds a touch of elegance and warmth.

The heart of the home is the open plan kitchen, dining, and family room, designed to create a free flowing feel that is perfect for both entertaining and every-day living. The kitchen itself is finished to a high standard with solid wood worktops, sleek cabinetry, and integrated appliances, while patio doors provide convenient access to the rear garden. The former garage has been thoughtfully converted into an additional family room, offering versatile space that can be used as a playroom, home office, or snug. Completing the ground floor is a stylish downstairs W/C, adding further convenience for guests and family alike.



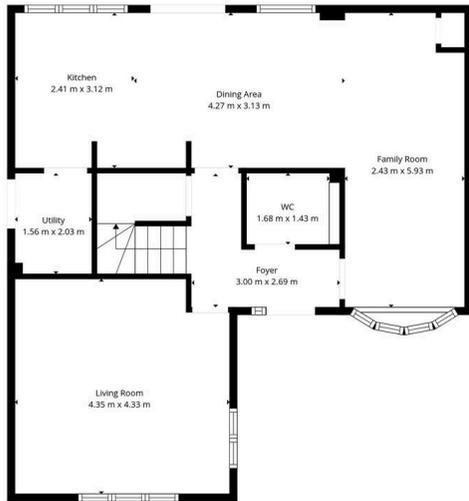
22 Kings Well Crescent

Broxburn, Broxburn

- Stunning Four Bed Detached Family Home (The Pynehurst By Bellway)
- Bright And Spacious Front Facing Livingroom With Beautiful Herringbone Flooring
- Master Bedroom With Juliette Balcony And En-Suite
- Open Plan Kitchen/Dining Room And Family Room Giving A Free Flowing Feel
- Downstairs W/C , Family Bathroom And En-Suite
- Four Double Bedrooms
- Sizeable Fully Enclosed Rear Garden
- Garage Converted Into Family Room
- Monobloc Driveway
- Contemporary And Stylish Kitchen With Solid Wood Worktops And Patio Doors Onto Rear Garden



Stunning four bed detached home with two family rooms, stylish kitchen, en-suite master, driveway, and modern décor throughout. Ideal for families. Ready to move in. Early viewing advised.



Ground Floor



1st Floor

TOTAL: 138 m²
 GROUND FLOOR: 68 m², 1ST FLOOR: 70 m²
 EXCLUDED AREAS: UTILITY: 3 m², WALLS: 11 m²
 Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





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