



9 West Holmes Road

Broxburn, EH52 5NH



VMH ESTATE AGENTS



4 bedroom detached home in Broxburn offering flexible family accommodation

- Sitting room
- Dining room & conservatory
- Kitchen & downstairs WC
- Principal bedroom with en-suite
- 3 further double bedrooms
- Family bathroom
- Integral garage & driveway
- Private front and rear gardens
- Flexible family accommodation
- Gas central heating & double glazing



Offers Over:

£330,000



Further information can be found in the home report.

About the Property

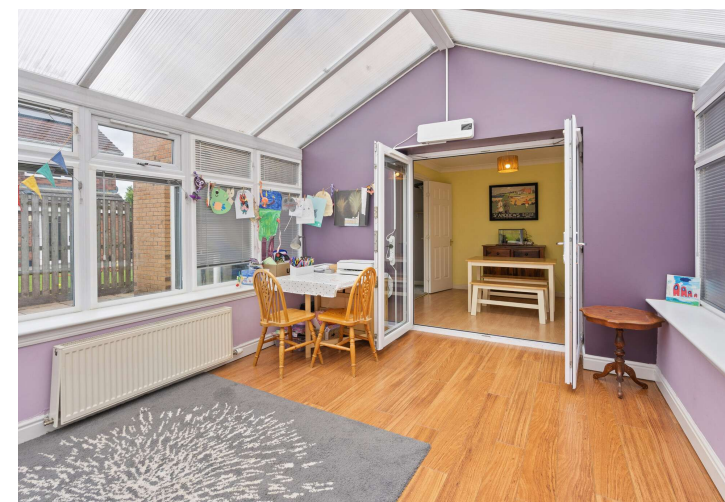
Set within a sought-after residential area of Broxburn, this spacious four-bedroom detached home offers flexible accommodation ideal for modern family living.

Boasting bright and well-proportioned interiors, the property includes versatile living space, generous bedrooms, private front and rear gardens, a driveway and garage.

Conveniently located close to excellent local amenities, reputable schools and transport links, this is a fantastic opportunity for families seeking a comfortable and adaptable home.

Extras

To include all fitted floor coverings, carpets, curtains, curtain poles & blinds in addition to the white goods within the kitchen: double oven, induction hob, fridge/freezer, washing machine & dishwasher.



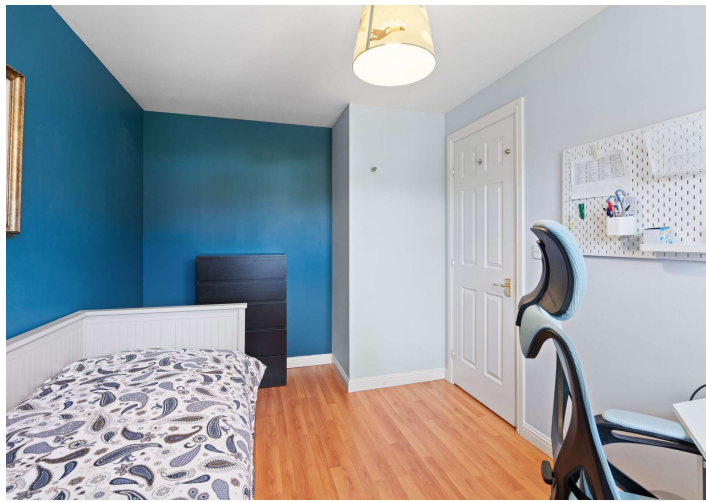


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📍 Location

Only 12 miles from Edinburgh and 30 miles from Glasgow, the property is ideally situated for close access to road, rail and air transport in any direction. Broxburn has a good range of local shops, banks, restaurants and bars and a short distance away in Livingston, Bathgate and The Gyle are supermarkets and shopping centres. Schooling is well catered for at both primary and secondary level. Other facilities include churches, medical/council centre, sports centre, golf courses, a riding school and a swimming pool all close by. There are many pleasant walks and cycle/canal paths as well as country parks and places of historical interest to be enjoyed in what is still essentially a rural environment.

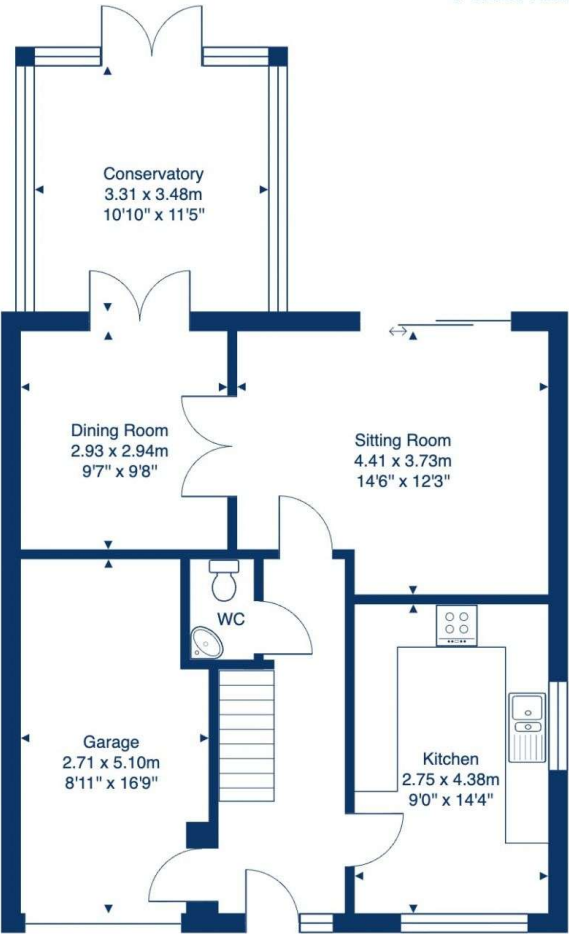
🏠 Management

Maintenance of the communal green spaces within the development is managed by Greenbelt at a current cost of approx £206 per year.

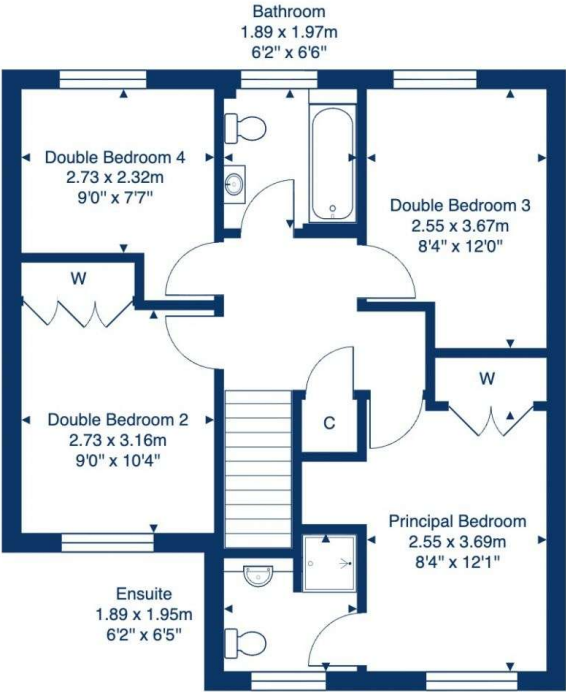


Floor Plan

9 West Holmes Road, Broxburn, EH52 5NH



Ground Floor



First Floor

Total Area: 116.2 m² ... 1251 ft² (excluding garage)
All measurements are approximate and for display purposes only.





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