



Learielaw Lodge, Broxburn

Offers Over £260,000





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 charming semi rural three bedroom detached cottage, a delightful home that combines character with location, situated just a short drive from Broxburn town centre and close to scenic walks. This property offers a flexible layout, ideal for a range of lifestyles, with generous proportions throughout. The accommodation comprises three well proportioned double bedrooms, including a principal bedroom benefitting from its own en-suite shower room, providing privacy and comfort.

The spacious living areas are thoughtfully arranged, offering versatility for both family living and entertaining. The kitchen is well proportioned and complemented by a separate pantry area, providing practical space for laundry and additional storage. The property is chain free, ensuring a straightforward and uncomplicated purchase process.

Further practical benefits include a driveway

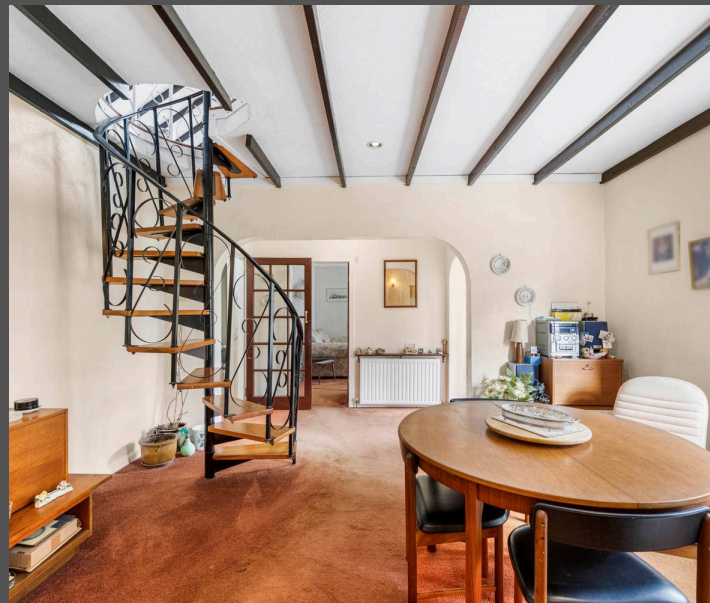


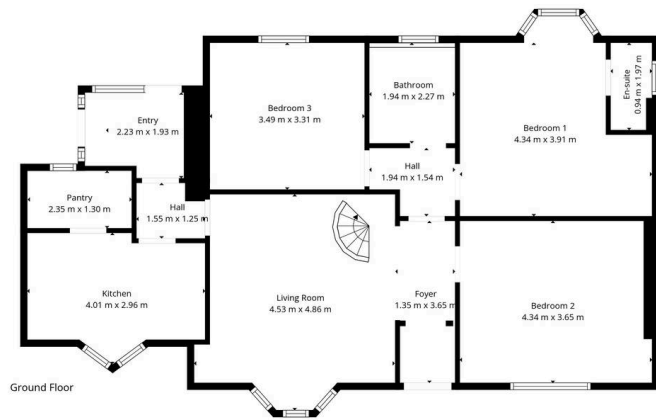
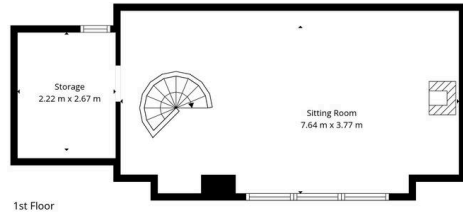
Larielaw Lodge

Broxburn, Broxburn

- Semi Rural Three Bedroom Detached Cottage
- Three Double Bedrooms One With En-Suite
- Short Drive To Broxburn Town Centre
- Second Floor Sitting Rooms With Log Burner And Beautiful Views
- Scenic Walks Nearby
- Flexible Layout
- Driveway For Several Vehicles And Garage
- Front And Rear Garden Space
- Kitchen And Pantry
- Chain Free Purchase

Charming three bedroom detached cottage in a semi rural spot near Broxburn. Features en-suite, spacious living, utility, garage, ample parking, and is chain free. Early viewing recommended.





TOTAL: 127 m²
 GROUND FLOOR: 99 m², 1ST FLOOR: 28 m²
 EXCLUDED AREAS: BAY WINDOW: 1 m², LOW CEILING: 3 m², STORAGE: 6 m²,
 WALLS: 11 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





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