



53 Poynters Road, Broxburn

Offers Over £455,000





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.

This superb detached five bedroom house is situated within a highly desirable area, offering spacious and flexible accommodation ideal for family living.

The property boasts five generously sized double bedrooms, two of which benefit from stylish en-suite facilities, providing privacy and comfort for family members or guests. The well equipped kitchen and dining room is perfect for both every-day meals and entertaining, with modern appliances, ample storage, and elegant patio doors that open directly onto the rear garden.

Two versatile reception rooms allow for a range of uses, whether you require a formal lounge, a playroom, or a home office. The ground floor also features a separate utility room for added convenience and a contemporary W/C. The family bathroom is finished to a high standard, serving the remaining bedrooms with ease. Additional practical benefits include a monoblock double driveway and a double



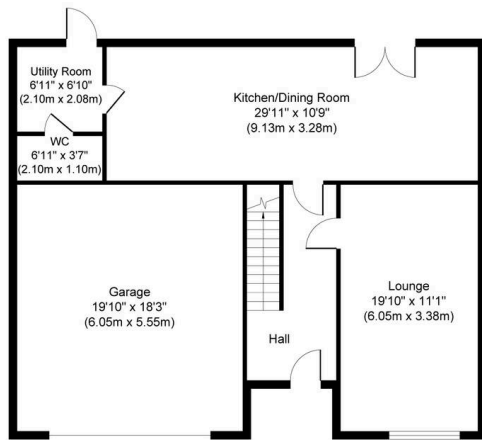
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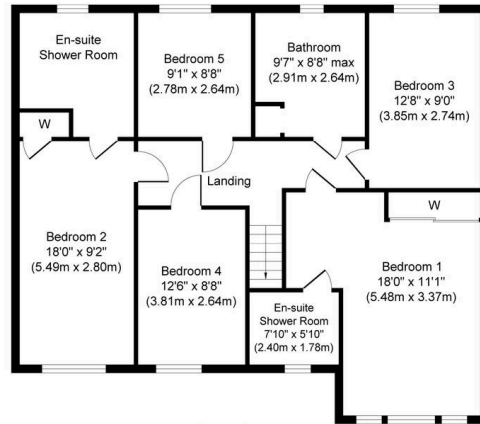
- Superb Detached Five Bedroom House Located Within A Highly Desirable Area
- Five Double Bedrooms Two With En-Suites
- Principle Bedroom With Built In Storage And Juliet Style Balcony
- Well Equipped Kitchen/Dining Room With Patio Doors Leading Onto Rear Garden
- Two Reception Rooms Allowing For Flexible Living Space
- Monoblock Double Driveway And Double Garage
- Mature Fully Enclosed Rear Garden With Summer House
- Family Bathroom
- Separate Utility Room
- Ground Floor W/C

Superb 5 bed detached home with 2 en-suites, 2 receptions, modern kitchen, double garage, driveway, landscaped gardens, summer house, and patio in a highly desirable family area.





Ground Floor
Approximate Floor Area
1118 sq. ft
(103.84 sq. m)



First Floor
Approximate Floor Area
1098 sq. ft
(102.03 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn – EH52 5AG

01506 852000

info@knightbain.co.uk

www.knightbain.co.uk/

