



DESCRIPTION

Charming 3-Bedroom Detached Farmhouse with Outbuilding – Renovation Opportunity

Set within a generous plot, this characterful three-bedroom detached farmhouse offers a rare opportunity to create a stunning countryside home. Requiring full renovation, the property presents immense potential for buyers looking to design and restore a home to their own taste and specification.

The accommodation currently comprises three well-proportioned bedrooms, spacious reception areas, and a traditional farmhouse-style kitchen space, all brimming with original charm and scope for modernisation. With solid bones and a classic layout, this property provides the perfect canvas for transformation.

Externally, the property benefits from a substantial outbuilding, ideal for conversion (subject to the necessary consents), workshop use, storage, or potential ancillary accommodation. The surrounding grounds offer ample space for landscaping, gardening, or further development opportunities.

Offering privacy, character, and exceptional potential, this is an exciting project for developers, investors, or those seeking a dream rural retreat.

Early viewing is highly recommended to appreciate the possibilities on offer.

Property Comprises of:

- Welcoming hallway
- Front facing lounge with feature log burner
- Bright and spacious kitchen/diner
- Family bathroom with shower over bath
- Secondary lounge with feature log burner
- Primary bedroom with en suite and mirrored wardrobes
- Two further bedrooms
- Private rear garden with Country views
- Large outbuilding
- Ample parking



LOCATION

The town of Broxburn is popular with commuters, being approx. 12 miles west of the capital city of Edinburgh and a few miles from central Scotland's core travel network (M8, M9 & M90) and Edinburgh International Airport. The property itself is within walking distance of the town centre where you will find a large selection of amenities. For those in pursuit of leisure there are beautiful walks along the banks of the river Almond, the Union Canal or through Almondell and Calderwood Country Park. Just out of town, The Gyle and Livingston retail centres offer major high street names and restaurants.

An excellent bus service is available for travel throughout the area as well as to Edinburgh and surrounding districts. Nearby Uphall railway station provides links to Edinburgh, Glasgow and Livingston. Primary and secondary education is available locally which includes Broxburn, Kirkhill and St Nicholas RC Primary as well as the highly regarded Broxburn Academy.

