



61 Holmes Road, Broxburn

Offers Over £415,000





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 five-bedroom detached house, perfectly positioned on a generous corner plot within a highly desirable location. The property offers a flexible layout, ideal for modern family living. Upon entering, you are greeted by a bright, front-facing lounge featuring an eye-catching bay window that floods the space with natural light, and with patio doors leading to the sizeable summer room. The separate dining room provides an elegant setting for entertaining and includes another bay window. The beautifully designed kitchen is fitted with contemporary cabinetry and a range cooker, creating a stylish and practical space for culinary pursuits. Upstairs, the principal bedroom boasts ample built-in storage and a private en-suite, while four further bedrooms offer flexible accommodation for family, guests, or home working. Additional benefits include a chain free purchase, a detached double garage, and a driveway providing ample off-road parking.

The outside space is equally impressive,



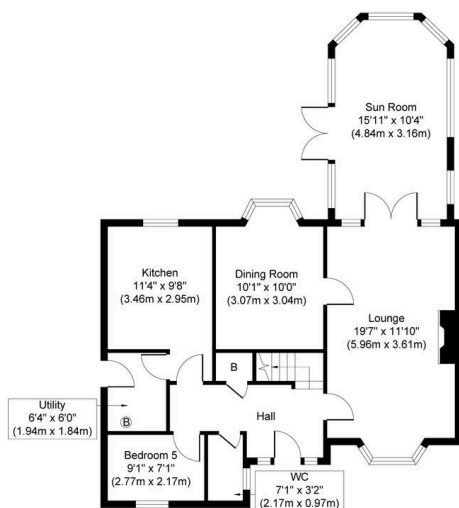
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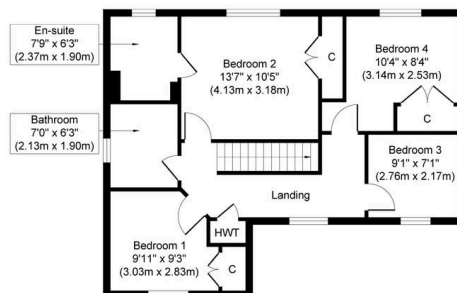
- Stunning Five Bedroom Detached House On A Corner Plot
- Bright Front Facing Lounge With Eye Catching Bay Window
- Separate Dining Room
- Principle Bedroom With Storage And En-Suite
- Beautifully Designed Kitchen With Range Cooker
- Flexible Layout
- Located Within A Highly Desirable Location
- Chain Free Purchase
- Detached Double Garage And Driveway
- Landscaped Fully Enclosed Rear Garden

Stunning five-bed detached on a corner plot with flexible layout, modern kitchen, en-suite, double garage, ample parking, and landscaped gardens in a sought-after location. Chain free.





Ground Floor
Approximate Floor Area
915 sq. ft
(84.99 sq. m)



First Floor
Approximate Floor Area
682 sq. ft
(63.38 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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