



2 Holmes Farm Lane  
BROXBURN | EH52 5LA

  
**warners**  
solicitors & estate agents









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Warners are delighted to present to the market this exceptionally spacious and versatile family home, quietly positioned within a peaceful courtyard setting in the popular West Lothian town of Broxburn.

This substantial link-detached steading cottage offers generously proportioned and flexible accommodation arranged in an L-shaped layout, cleverly separating the living and sleeping areas to create an ideal balance of space for both entertaining and relaxation.

The ground floor comprises a welcoming and generously sized living room, featuring a wood-burning stove, hardwood flooring and direct access to the conservatory. Double doors lead through to the impressive dining kitchen, which is fitted with an excellent range of wall and base units, an American-style fridge/freezer, two double ovens, a gas hob and an attractive central island. A useful utility room is accessed directly from the kitchen, adding to the practicality of the space.

The main sleeping accommodation is also located on the ground floor and includes two exceptionally spacious double bedrooms, each benefitting from the added luxury of its own dressing room. The principal bedroom features an en-suite shower room, while the second bedroom enjoys an en-suite bathroom. A guest bathroom and three built-in storage cupboards complete the ground floor accommodation.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.







The first floor can be accessed independently, making it ideal for guest accommodation or a self-contained "granny flat". This level comprises a comfortable sitting room, a shower room with WC and vanity unit, and a third double bedroom with walk-in wardrobe. Extensive attic space offers significant potential for further development, subject to the necessary consents.

Externally, the property benefits from a private rear garden featuring an attractive summer house and workshop. To the front, the home opens onto the shared courtyard with parking available. Further benefits include gas central heating and double glazing throughout.

With its unique character, generous proportions and outstanding flexibility, this impressive steading cottage presents an excellent opportunity for buyers seeking a distinctive family home with future development potential, all within easy reach of local amenities, transport links and key commuter routes.

- Spacious linked-detached steading in quiet courtyard setting
- Flexible L-shaped layout with generous room sizes
- Three double bedrooms; two en-suite with dressing rooms
- Large dining kitchen with island and utility room
- Self-contained upper level with independent access
- Private garden with summer house, workshop and parking

Council Tax D  
Energy Rating D

All fixtures, fittings, integrated kitchen appliances, fridge-freezer, washing machine, tumble dryer and dishwasher will be included in the sale. Please be advised no warranties will be included,





Situated approximately 12 miles west of Edinburgh, the small West Lothian town of Broxburn is a thriving community served by an excellent range of local amenities. The bustling high street boasts a wide variety of shops, supermarkets, cafés, pubs, and restaurants, with further retail and leisure facilities available in nearby Livingston. Broxburn enjoys an excellent range of state and independent schooling, with early years and primary education provided at the local primary schools Kirkhill, Broxburn and St Nicholas RC, followed by secondary education at Broxburn Academy and St Margaret's Academy. Surrounded by miles of beautiful countryside, Broxburn is an ideal base to explore all the sports and leisure facilities available in and around West Lothian. Whether a relaxed round of golf at one of the many golf courses, or an adrenaline-pumping session at the Edinburgh International Climbing Arena at nearby Ratho, there is something for everyone. Country sports and outdoor pursuits are well catered for at Polkemmet, Almondell & Calderwood and Beecraigs country parks, plus great cycling and hillwalking opportunities are just a short drive away in the Pentland Hills. The town is increasingly popular with commuters thanks to its easy access to the M8 and M9 motorway networks, proximity to Edinburgh airport and excellent public transport links including frequent high-speed rail connections to Edinburgh and Glasgow.









