



52 West Holmes Place, Broxburn

Offers Over £305,000





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 well presented four bedroom detached house offers spacious and versatile accommodation, ideal for modern family living. The property is offered chain free, ensuring a smooth and straightforward purchase process. This home has clearly been well maintained, boasting all 1's on the Home Report.

Inside, the principal bedroom benefits from its own en-suite and built-in storage, while a second bedroom also features an en-suite for added convenience. All four bedrooms are generous doubles, making the home suitable for families seeking ample space for all members. The heart of the home is the open plan kitchen, diner, and reception room, providing a sociable environment perfect for entertaining and every-day living. Throughout the property, there are multiple storage options, ensuring a clutter-free and organised home. The house is situated within a highly desirable area, known for its community feel and proximity to local amenities, schools, and transport links.



52 West Holmes Place

Broxburn, Broxburn

- Well Presented Four Bed Detached House Situated Within A Desirable Area
- Principle Bedroom With En-Suite And Built In Storage
- Chain Free Purchase
- Four Double Bedrooms
- Two En-Suite's
- Open Plan Kitchen/Diner And Reception Room
- Ample Storage Options Throughout
- Well Positioned Fully Enclosed Rear Garden
- All T's On Home Report
- Double Driveway And Garage

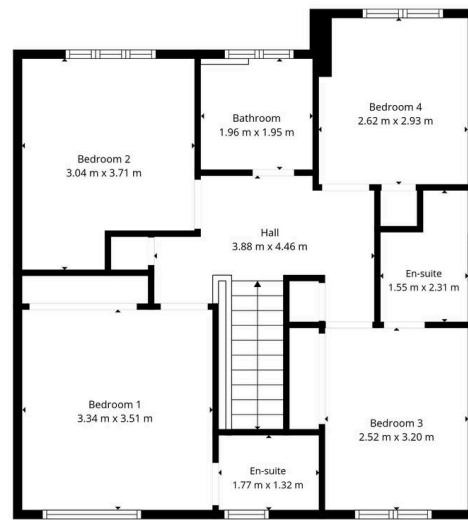
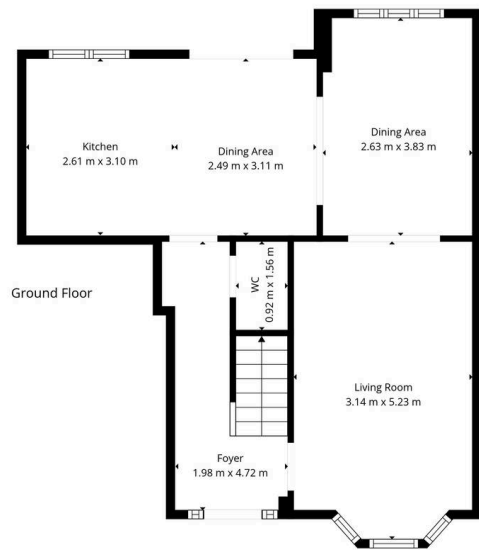
Spacious four bed detached home with two en-suites, open plan living, ample storage, enclosed garden, double driveway, garage, and chain free. Close to amenities, schools, and transport links.



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TOTAL: 117 m²
 GROUND FLOOR: 53 m², 1ST FLOOR: 64 m²
 EXCLUDED AREAS: WALLS: 10 m²

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





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