



49 West Main Street, Broxburn

Offers Over £315,000





An exquisite gem of a residence, this stunning Four Bedroom Semi-Detached period property nestled in the tranquil heart of the neighbourhood exudes an air of sophistication and charm. Resplendent with preserved period features, including ornate cornicing and a beautifully engraved glass door, this home offers a perfect blend of timeless elegance and contemporary design.

Ascending the stylish turn-staircase, one is greeted by a sense of grandeur of the sweeping upper hallway leading to all accommodation. The spacious lounge, awash with natural light pouring through dual aspect windows, creating a warm and inviting ambience. The sociable Kitchen/Diner beckons family gatherings, providing a space where culinary delights and cherished memories blend seamlessly. The allure continues with the Primary Bedroom, featuring an elegantly designed En-suite for moments of indulgence and relaxation. Three additional well-proportioned Bedrooms offer comfort and versatility, ideal for a growing family or hosting guests. The chic contemporary Family Bathroom offers stylish three piece suite and provides ample conveniences for the family.

Descending to the Lower Level reveals a Utility Room for convenience, along with two additional rooms perfect for storage or a Home Office, catering to the demands of modern living.

Outside, a lovely South-facing Private Garden awaits, bathed in sunshine and tranquillity, offering a serene retreat from the bustle of every-day life. A charming Summerhouse provides an idyllic spot for enjoying a morning



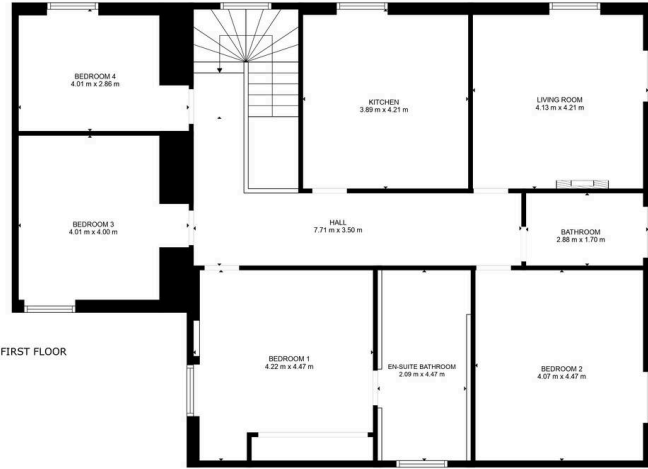
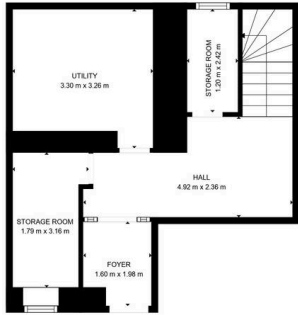
49 West Main Street

Broxburn, Broxburn

- Four Bedroom Semi Detached period property offering versatility of use throughout
- Showcasing preserved period features including ornate cornicing & engraved glass door
- Property boasts a perfect balance of original features and contemporary design exuding charm and sophistication
- Sociable Kitchen/Diner perfect for family gatherings
- Beautiful Lounge offering dual aspect windows cascading the room in bountiful light
- Primary Bedroom with elegantly designed En-suite
- Three additional well proportioned Bedrooms
- Lower Level offers Utility Room & Additional two rooms ideal for storage or Home Office
- Lovely South-facing Private Garden with Summerhouse



An exquisite gem of a residence with preserved period features - Four Bedroom Semi Detached property offers spacious Lounge, Kitchen Diner, Primary Bedroom with luxurious En-suite with roll top bath and double walk in shower, chic contemporary Bathroom, and three additional Bedrooms. Convenient lower level Utility Room with additional two rooms ideal for storage/home office. South-facing Private Garden with a charming Summerhouse. A harmonious blend of historical allure and contemporary comfort.



TOTAL: 169 m²
BELOW GROUND: 27 m², FIRST FLOOR: 142 m²
EXCLUDED AREAS: UTILITY: 12 m², WALLS: 12 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn – EH52 5AG

01506 852000

info@knightbain.co.uk

www.knightbain.co.uk/

