



1 Holmes Cottages, Broxburn

Offers Over £260,000





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.

Nestled in the serenity of the countryside, this beautiful three-bedroom semi-detached rural cottage offers a perfect blend of traditional charm and modern convenience. Recently renovated to a good standard, this delightful property boasts a traditional style kitchen complete with a quaint Belfast sink and stunning solid wood worktops. The spacious interior features two double bedrooms, a cosy log burner for those chilly evenings, and bright rooms with high ceilings that create a sense of openness and light. The property also benefits from solar panels, ensuring energy efficiency and reduced utility costs. Outside, the large plot adjacent to the cottage, currently utilised for business purposes, provides ample opportunities for a variety of ventures. In addition, there is driveway space for several cars, making parking a breeze. To the rear of the property, the enclosed outdoor space offers privacy and tranquillity, with an outbuilding perfect for storage or a workshop.



1 Holmes Cottages

Broxburn, Broxburn

- Beautiful Three Bedroom Semi Detached Rural Cottage
- Newly Renovated
- Traditional Style Kitchen With Belfast Sink And Solid Wood Worktops
- Large Plot Located Adjacent To Cottage Currently Used For Business
- Two Double Bedrooms
- Log Burner
- Solar Panels
- Bright And Spacious Rooms With High Ceilings
- Driveway Space For Several Cars
- Enclosed Rear Outdoor Space With Outbuilding

Serene 3-bed semi-detached rural cottage, blending traditional charm with modern convenience. Recently renovated to a high standard. Spacious interior with log burner. Energy-efficient solar panels, ample outdoor space with business opportunities, driveway parking, and secluded outdoor area with outbuilding. Ideal blend of tranquillity and comfort.





TOTAL: 84 m2
GROUND FLOOR: 84 m2
EXCLUDED AREAS: FIREPLACE: 1 m2, WALLS: 7 m2
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





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