



35 Stewartfield Road, Broxburn

Offers Over £165,000





Presenting this impressive two-bedroom semi-detached house, situated in a highly sought-after residential area and offering a superb blend of modern style and practical living. The property welcomes you with a spacious monobloc driveway, providing ample parking for multiple vehicles. Step inside to discover a sociable lounge that seamlessly opens into a stylish, high gloss fitted kitchen, complete with integrated appliances (including oven, hob, and dishwasher) and an additional utility area for enhanced convenience. The open-plan layout creates a perfect setting for entertaining friends and family, while the kitchen's sleek design and contemporary finishes will appeal to those with a taste for modern interiors. Both bedrooms are generously proportioned doubles, offering comfortable and versatile accommodation, and are complemented by a contemporary bathroom featuring chic wall and floor tiling and high-quality fittings. Throughout the house, windows have been upgraded, ensuring energy efficiency and a bright, airy feel in every room. The property also benefits from a well designed and fully enclosed rear garden which offers a degree of privacy and enjoys open views and also benefits from a large garden shed, providing generous storage solutions for a range of needs.

Ideally located within walking distance to local amenities, including shops, schools, and leisure facilities, this home is also excellently positioned for access to key transport links, making commuting and travel straightforward. This is a fantastic opportunity for first-time buyers, young professionals, or those seeking to downsize to a property that is ready to move into and enjoy. Early viewing is highly recommended to fully



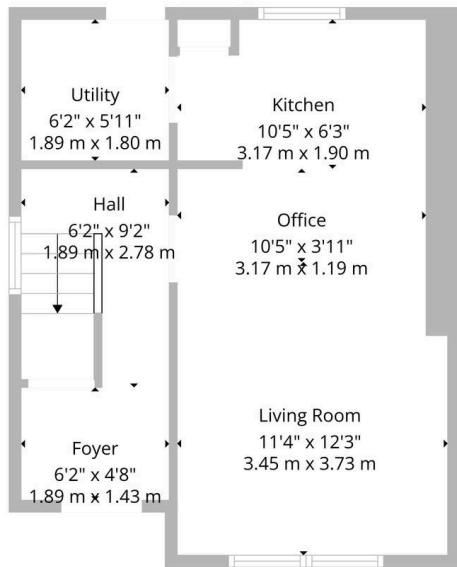
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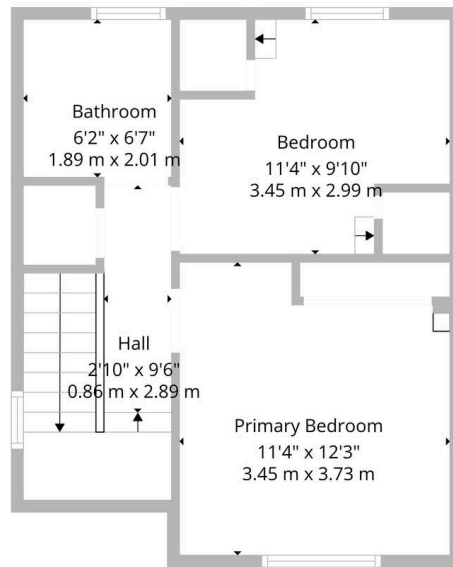
- Two Double Bedroom semi-detached in well sought after residential area
- Spacious monobloc Driveway
- Stylish and modern High gloss fitted Kitchen with integrated appliances and additional Utility Area
- Contemporary modern Bathroom with stylish wall and floor tiling
- Sociable Lounge open to Kitchen creating perfect ambience for entertaining
- Fully enclosed rear garden offers open aspect to rear
- Large Garden Shed providing generous storage options
- Windows upgraded throughout
- Ideal location - within walking distance to local amenities and well located for transport links



Modern two-bed semi in sought-after area with spacious monobloc driveway. Highlights include stylish Fitted Kitchen - open-plan to lounge. Utility Area. Two double bedrooms, contemporary designed bathroom. Well designed garden offering degree of privacy with large shed. Great access to local amenities and transport links within close proximity.



1st Floor



2nd Floor



TOTAL: 731 sq. ft, 68 m2
 1st floor: 347 sq. ft, 32 m2, 2nd floor: 384 sq. ft, 36 m2
 EXCLUDED AREAS: UTILITY: 37 sq. ft, 3 m2, WALLS: 71 sq. ft, 7 m2





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