



32 Kirkhill Road, Broxburn

Offers Over £165,000





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 charming two bedroom semi detached cottage presents an excellent opportunity for buyers seeking a blend of traditional character and modern comfort, all within a highly desirable corner plot location.

The property is thoughtfully arranged to maximise space and light, with two generous double bedrooms that offer flexible living arrangements for couples, small families, or those wishing to accommodate guests or create a home office. Classic features such as original period detailing are tastefully complemented by contemporary finishes, ensuring a warm and inviting atmosphere throughout.

The bright and welcoming living area provides an ideal space for relaxation or entertaining, while the well-appointed kitchen offers ample workspace and storage, making it both practical and stylish. Additional storage solutions are thoughtfully integrated throughout the home, catering to the needs of modern living and



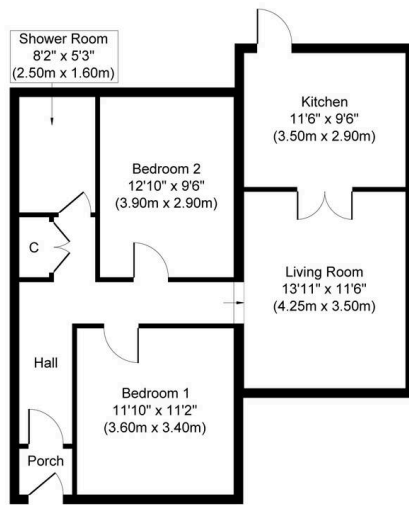
## 32 Kirkhill Road

Broxburn

- Traditional Two Bedroom Semi Detached Cottage
- Two Double Bedrooms
- Located On A Corner Plot
- Off Street Parking
- Traditional Features Mixed With Modern Living
- Single Level Living
- Chain Free Purchase
- Fully Enclosed Extensive Rear Garden With Monobloc Driveway And Patio Area
- Excellently Positioned For Public Transport Links And Broxburn Town Centre

Charming two bedroom Semi Detached cottage with period features and modern finishes, off street parking, ample storage, and a prime corner plot near Broxburn town centre. Chain free.





**Approximate Floor Area**  
**719 sq. ft**  
**(66.75 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2025 | [www.houseviz.com](http://www.houseviz.com)





## KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn – EH52 5AG

01506 852000

[info@knightbain.co.uk](mailto:info@knightbain.co.uk)

[www.knightbain.co.uk/](http://www.knightbain.co.uk/)

