



Estate Agents and Solicitors

2 Kirkhill House, Broxburn, West Lothian, EH52 6GA

Beautifully Presented, Spacious & Unique, One Bedroom, Mid-Terrace Home

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Property Description

Beautifully presented, spacious and unique one-bedroom, mid-terrace home set over three storeys, with attic, private garden and shared garden grounds. Forming part of a historic B-listed stone-built period building, set off-street via a tree-lined avenue, in Broxburn, West Lothian. Comprises a turret entrance hall, living room, kitchen/dining room, double bedroom, a family bathroom, a ground-floor WC and an attic room.

This desirable and characterful property combines period features with quality contemporary fittings, an impressive turret, extensive south-facing garden grounds and delightful open countryside beyond.

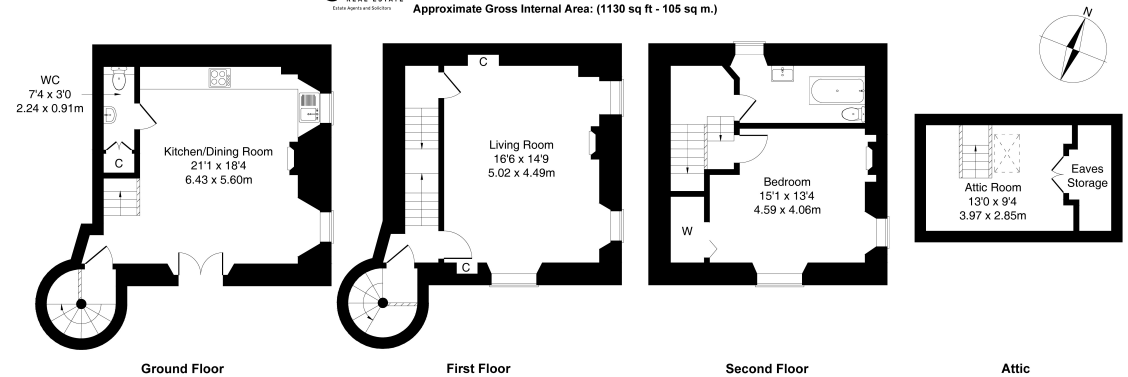
Highlights include a quality kitchen with real-wood worktops and integrated appliances, stylish bathroom suites, and fuel-burning stoves for each room. Further features include flagstone flooring for the kitchen, oil-filled electric heating, secondary glazing, and skyline views of the Pentland Hills.

Externally, the property benefits from a private garden area set to the side, with stores for wood, a shed and a firepit. Whilst, the shared gardens offer good privacy, including a large lawn and established shrubbery; with a residential parking area set to the side of the main building.

A welcoming turret entrance opens into a stylish kitchen and dining room, finished with light decor and flagstone flooring, whilst featuring exposed stonework for the fuel-burning stove, French patio doors accessing the southerly-facing gardens and a window seat enjoying plentiful natural light and overlooking onto the delightful setting. Modern fitted units include real-wood worktops, a tiled surround and a sink with drainer; with appliances including an integrated eye-level double oven, an induction hob and a fridge/freezer. Whilst, a convenient WC is set under the stairs with a modern two-piece suite and a built-in storage cupboard.

On the first floor, the triple windowed and tastefully finished living room offers a spacious room for lounge furniture, wood effect flooring, a traditional-style fireplace surround for the fuel-burning stove and a press with shelves. On the second floor, the bedroom features light neutral decor, carpeted flooring, exposed stonework and a built-in wardrobe; whilst a stylish bathroom is fitted with a three-piece suite including a rainfall shower over the bath, and tiled splash walls and flooring. Completing the accommodation, the fully floored attic room offers a flexible space for a further lounge area, a study/office, or storage provision.

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Approximate Gross Internal Area: (1130 sq ft - 105 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.





Area Description

Broxburn is a popular commuter town, located 12 miles west of Edinburgh, with a traditional stone-built village centre and high street, combined with modern residential developments. Local shopping and amenities are available along the main street A899, whilst Edinburgh's Gyle and Livingston retail centres offer major high-street names and restaurants. Broxburn has four schools including Broxburn Primary, Kirkhill Primary, St. Nicholas Roman Catholic Primary and the highly regarded Broxburn Academy. Regular bus services are available for travel throughout the area, and Broxburn has good direct road links to Edinburgh, Livingston, Linlithgow and Edinburgh Airport, whilst nearby Uphall railway station provides rail connections to Edinburgh, Livingston and Glasgow.











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