



54 Pyothall Road, Broxburn, West Lothian EH52 6HW
Offers Over £385,000

KnightBain
estate agents

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An exceptionally rare opportunity awaits the discerning buyer as we bring to the market this impressive, beautifully presented detached family home commands a corner plot, pleasantly positioned within a small exclusive development of only five properties. This fabulous home would make an excellent purchase for the growing family and is presented in true move-in condition meriting internal viewing to be fully appreciated. Enjoying an abundance of natural light throughout, the substantial accommodation comprises;

Vestibule, Entrance Hall, Lounge, Family Room, Sun Room, Kitchen, Utility Room, WC.

Five Bedrooms, Two En - Suites and Family Bathroom.

Externally the property offers a mono block driveway for several cars, leading to a double garage and fully enclosed rear landscaped garden.



Lounge
17'11 x 12'1 (5.46m x 3.68m)

Particularly bright public room with feature Bay window to the front and an additional window to the side. Carpeted flooring.

Kitchen
13'5 x 10'9 (4.09m x 3.28m)

Wide range of quality base and wall mounted units. Five burner gas hob, electric oven, grill and dishwasher. American style fridge freezer (available by separate negotiation) Space for dining. Tiled flooring.

Utility Room
Currently used as a pantry and laundry room with space for washing machine and tumble dryer. (original plumbing intact and therefore a sink could be installed) Access to rear garden. Tiled flooring.

Family Room
19'9 x 12'7 (6.02m x 3.84m)
Multi functional public room with feature Stovax Eclipse gas fire providing a focal point. Carpeted flooring. Open plan access to sun room.

Sun Room
14'1 x 11'9 (4.29m x 3.58m)
A fabulous entertaining space currently used as a dining area with views of and access to the garden Tiled flooring.

WC
Two piece suite. Ceramic floor tiles.

Bedroom One
18'3 x 12'3 (5.56m x 3.73m)
Feature Bay window to the front. Fitted wardrobe with built in drawers. Carpeted flooring.

En-suite One
6'7 x 6'2 (2.01m x 1.88m)
Three piece suite. Walls and floor fully tiled.

Bedroom Two
13'7 x 12'2 (4.14m x 3.71m)
Fitted wardrobes. Carpeted flooring.

En- Suite Two
8'4 x 3'8 (2.54m x 1.12m)
Three piece suite. Fully tiled walls and floor.

Bedroom Three
11'4 x 10'8 (3.45m x 3.25m)
Twin bedroom. Fitted wardrobe. Carpeted flooring.

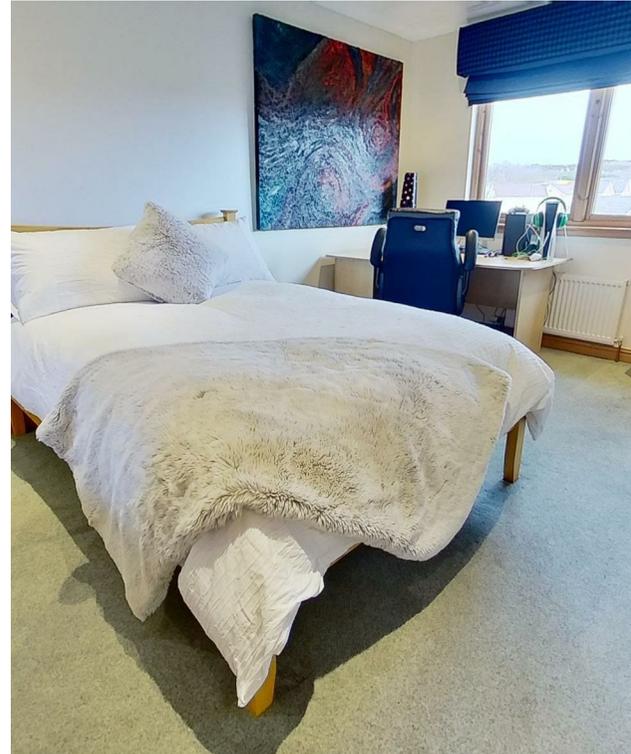
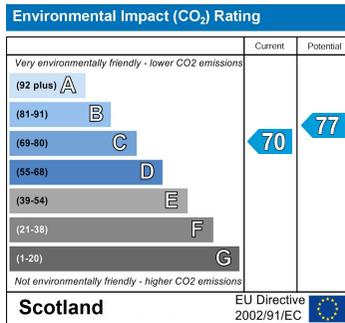
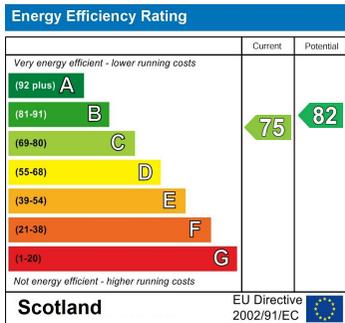
Bedroom Four
A fourth double bedroom. Fitted wardrobe. Carpeted flooring.

Bedroom Five
11'1 x 9'8 (3.38m x 2.95m)
Currently used as an office. Carpeted flooring.

Bathroom
7'8 x 7'2 (2.34m x 2.18m)
Luxury bathroom suite featuring a free standing bath. Tiled flooring.

Double Garage
Two up and over doors, one leading to workshop area and the other to garage. Boiler installed in 2017 and has a 10year warranty.

Location
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 .



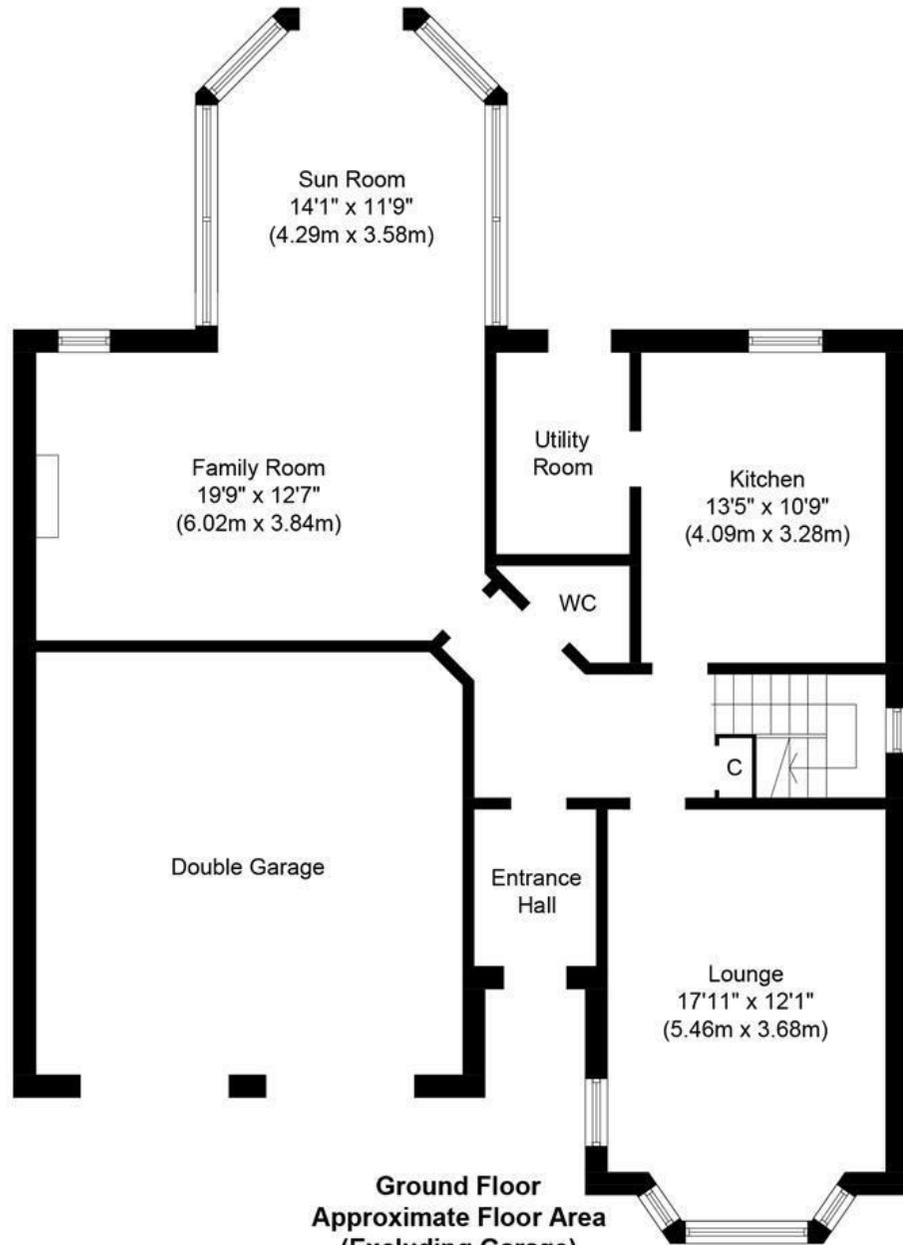




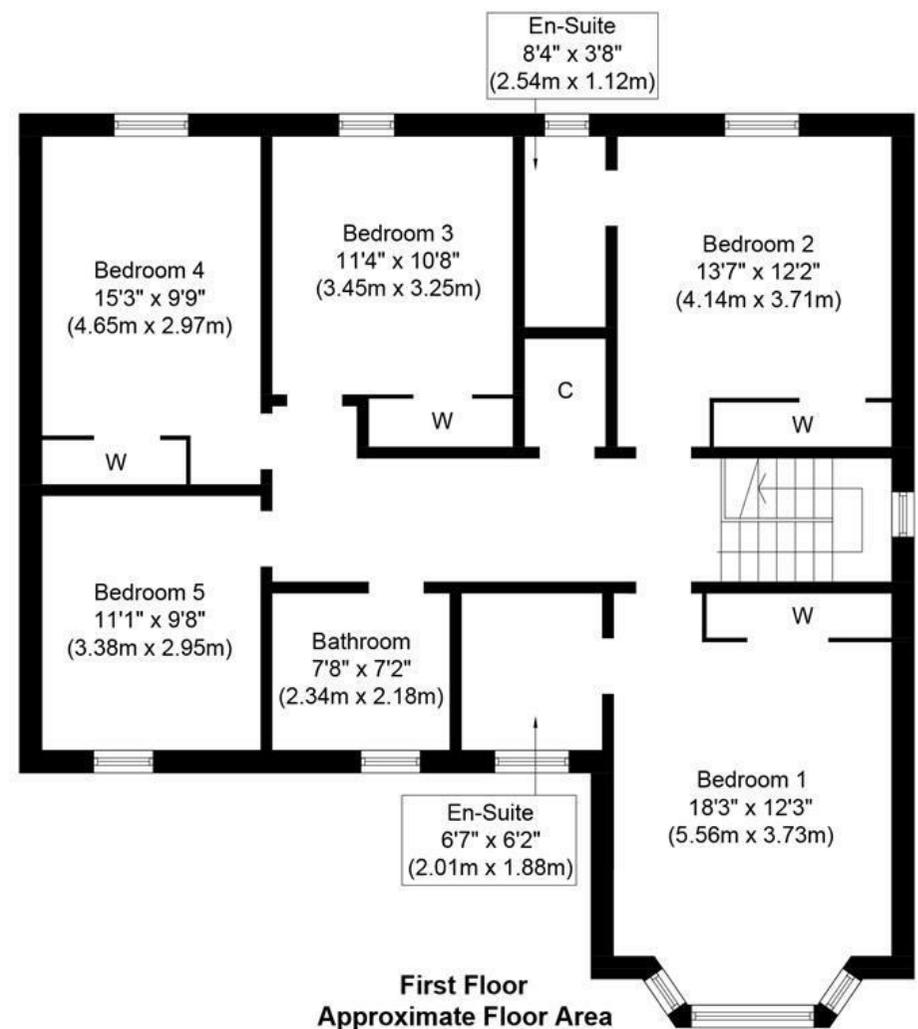
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Ground Floor
Approximate Floor Area
(Excluding Garage)
1018 Sq. ft.
(94.6 Sq. m.)



First Floor
Approximate Floor Area
1137 Sq. ft.
(105.6 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. 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.

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