

The Stables, 5 Kirkhill Court

BROXBURN, WEST LOTHIAN, EH52 6HS



Beautiful, four-bedroom detached stable, which is offered to the market in excellent condition



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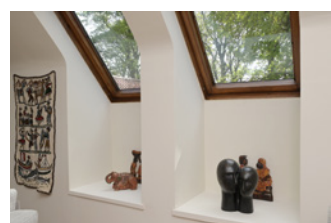


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McEwan Fraser is delighted to present this beautiful, four-bedroom detached stable, which is offered to the market in excellent condition. The property boasts generous living space over two floors, a spacious integral garage, plenty of off-street parking, and a south-facing garden. Internally, the house and a contemporary feel and offers a wonderful alternative to the modern build homes that are prevalent in the area. Internal viewing is highly recommended.

THE LIVING ROOM



Living accommodation is on the first floor and it is focused on a beautiful triple-aspect living room that has excellent levels of natural light and ample floor space for a variety of different furniture arrangements. A new owner will have plenty of flexibility as they create their ideal entertaining space. Leaving the living room, the main landing is large enough to provide further living space or potentially space for a home office.

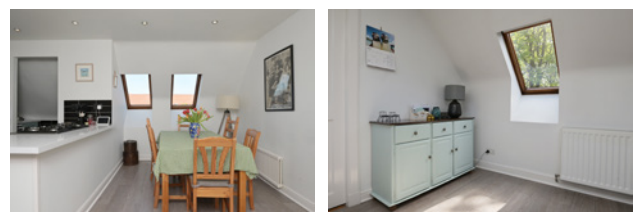
THE LANDING



THE KITCHEN/DINER

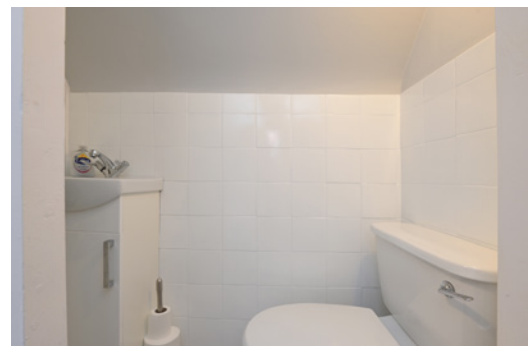
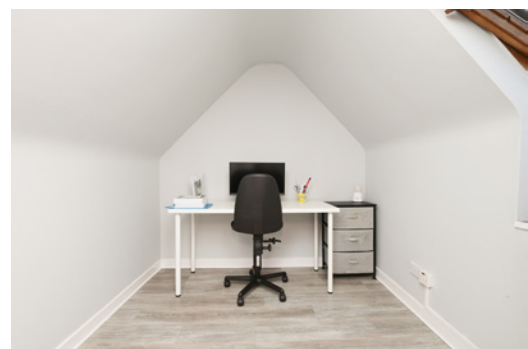


The spacious dining kitchen has a contemporary range of base and wall-mounted units set against a tiled splashback. There is plenty of prep and storage space alongside a mixture of integrated and freestanding appliances.



Bedroom four, a good-sized single bedroom, is accessed from the kitchen, and it is currently utilised as a home office.

BEDROOM 4





On the ground floor, the entrance hallway gives access to three bedrooms and a bathroom. There is also an internal access door to the garage. Bedroom one is a generous double with ample floor space for a full suite of freestanding furniture. Bedrooms two and three are further double bedrooms, and bedroom two enjoys integrated wardrobes. The bathroom is beautiful, partially tiled, and enjoys a three-piece white suite with a shower over the bath.

For extra warmth and comfort, the property enjoys gas central heating and double glazing.

THE BATHROOM



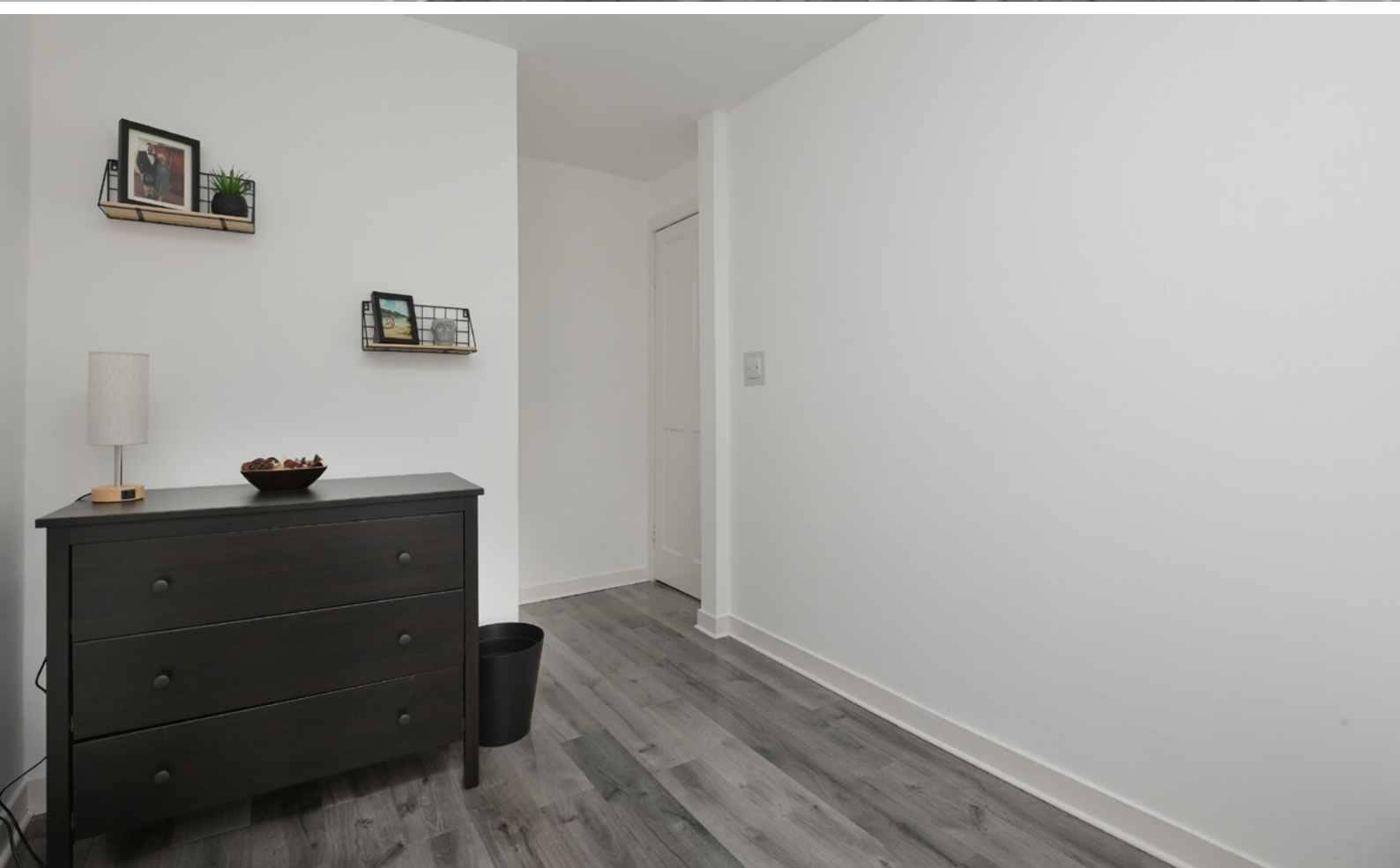
BEDROOM 1



BEDROOM 2



BEDROOM 3



Externally, the property has a generous driveway leading, an integral garage, a large mature south-facing garden, and there is a large patio for entertaining.

Viewing will be essential to fully appreciate this unique home.

EXTERNALS

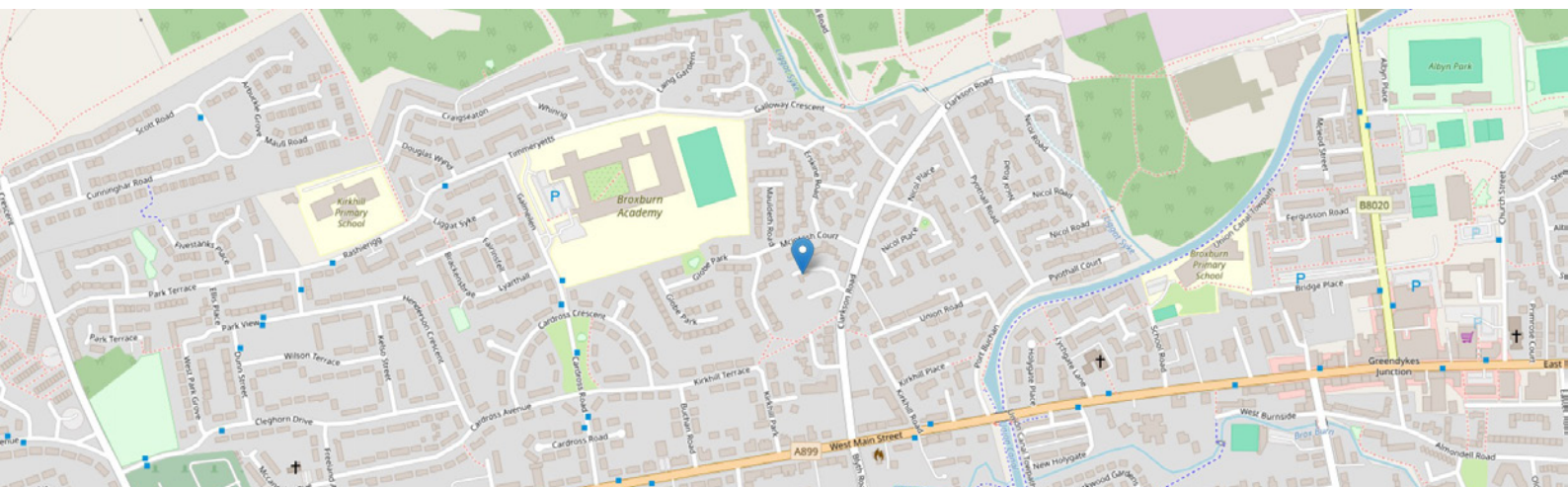


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 134m² | EPC Rating: D



THE LOCATION

Broxburn is a thriving town in West Lothian, offering a perfect balance of semi-rural charm and excellent connectivity. Situated just 12 miles west of Edinburgh, it is an ideal location for commuters looking to enjoy a quieter pace of life while remaining within easy reach of the capital. The town benefits from excellent transport links, with quick access to the M8 and M9 motorways, frequent bus services, and nearby Uphall railway station providing direct connections to Edinburgh and Glasgow. Edinburgh Airport is also just a short drive away.





Broxburn boasts a strong sense of community, with a range of local amenities including independent shops, supermarkets, cafes, and restaurants. For families, there are well-regarded primary and secondary schools, as well as nearby further education options. Outdoor enthusiasts can enjoy the picturesque Union Canal, which runs through the town, offering scenic walking and cycling routes. There are also several parks and green spaces, along with access to the Pentland Hills and Almondell & Calderwood Country Park for those who enjoy the outdoors. With a mix of traditional cottages, modern housing developments, and period homes, Broxburn offers a variety of property options to suit different lifestyles. The town continues to grow while retaining its historic character, making it an attractive choice for those seeking a welcoming community with excellent amenities and transport links.



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