

# 19 Keith Gardens

BROXBURN, WEST LOTHIAN, EH52 6XS



*Four-bedroom detached house in Broxburn with integrated garage creating the perfect family home*



0131 524 9797



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

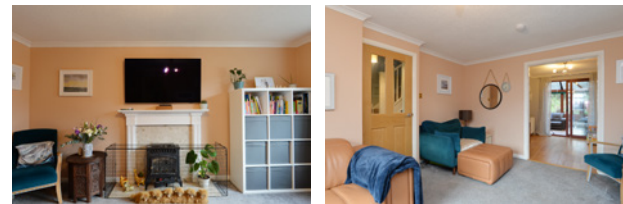


[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Welcome to this exquisite four-bedroom detached house, boasting a seamless blend of contemporary elegance and practical functionality. As you step into the inviting entrance hallway, you're greeted by a sense of space and warmth, setting the tone for the entire residence.

# THE LIVING ROOM



The ground floor offers a generously proportioned living room, bathed in natural light streaming through large windows, creating an ambience of relaxation and comfort. This living space seamlessly flows into the dining room, creating an ideal setting for entertaining guests or enjoying family meals together.

# THE DINING ROOM



# THE KITCHEN

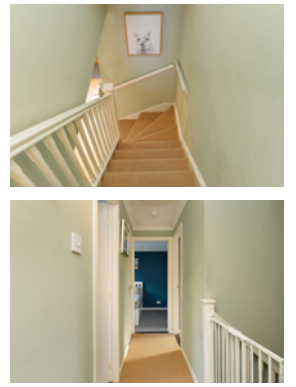


Continuing through the dining room, you'll find yourself in the modern kitchen, where sleek design meets practicality, offering ample storage and top-of-the-line appliances for culinary enthusiasts. At the back of the property, you will also find a conservatory.



# THE CONSERVATORY





Ascending the staircase to the upper floor, you'll discover four bedrooms, each meticulously designed to provide comfort and privacy. Among them, one bedroom is currently utilized as a well-appointed office, catering to the needs of remote work or study. The master bedroom stands out as a sanctuary of luxury, featuring an en-suite bathroom for added convenience and indulgence.

Completing the upper level is a modern three-piece bathroom suite, serving the needs of the entire family with style and sophistication.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2





# BEDROOM 3



# BEDROOM 4

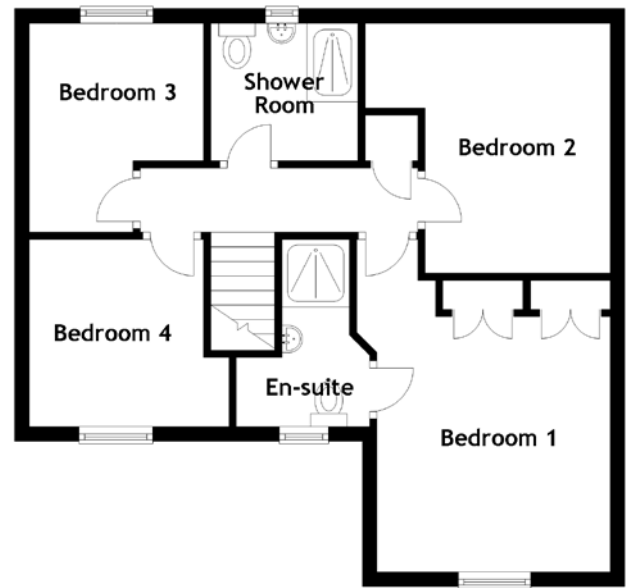
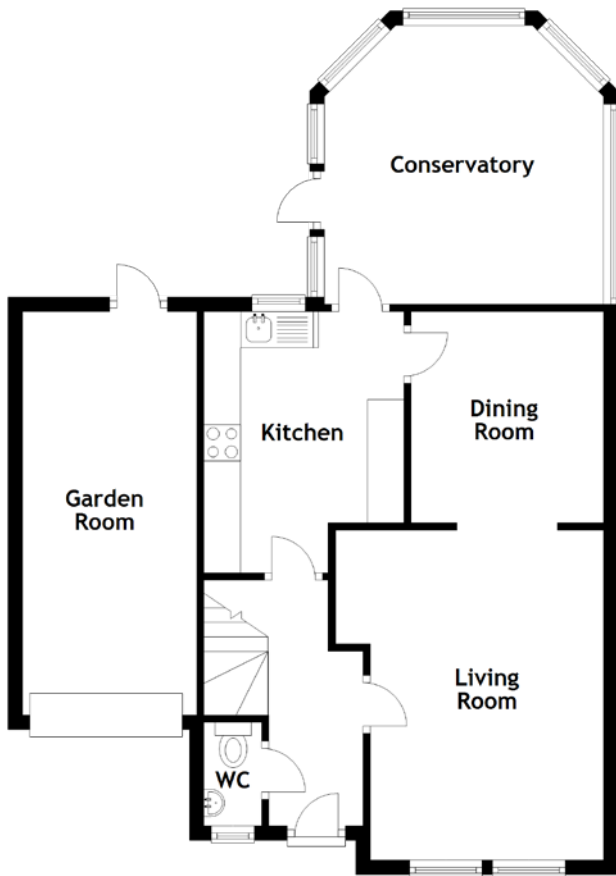


The house also benefits from a garden to the rear, a driveway for one car and an integrated garage. The property also has guest spaces next door for when you are entertaining.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

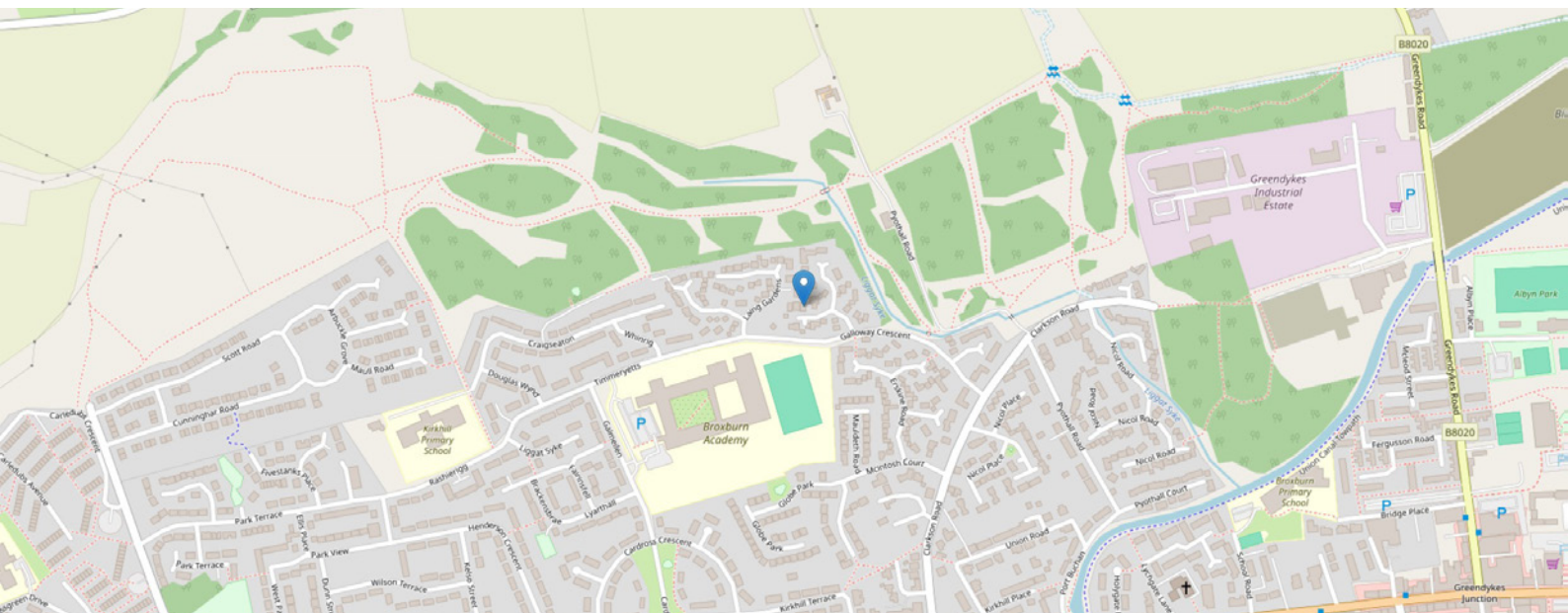


Approximate Dimensions  
(Taken from the widest point)

Living Room	4.55m (14'11") x 3.69m (12'1")
Dining Room	2.91m (9'7") x 2.65m (8'8")
Kitchen	3.60m (11'10") x 2.75m (9')
Conservatory	3.85m (12'7") x 3.85m (12'7")
WC	1.43m (4'8") x 0.79m (2'7")
Shower Room	2.02m (6'8") x 1.90m (6'3")

Bedroom 1	4.58m (15') x 3.21m (10'6")
En-suite	2.58m (8'6") x 1.92m (6'4")
Bedroom 2	3.88m (12'9") x 3.44m (11'4")
Bedroom 3	2.73m (8'11") x 2.40m (7'10")
Bedroom 4	2.76m (9'1") x 2.40m (7'10")
Garage	5.56m (18'3") x 2.40m (7'10")

Gross internal floor area (m<sup>2</sup>): 93m<sup>2</sup>  
EPC Rating: D



# THE LOCATION

Nestled within the picturesque landscape of West Lothian, Broxburn exudes a charming blend of historical significance and modern convenience. Situated just a stone's throw away from Scotland's capital city, Edinburgh, Broxburn offers residents the perfect balance between tranquil countryside living and easy access to urban amenities.





With its rich industrial heritage dating back to the 19th century, Broxburn boasts a fascinating history that is reflected in its architecture and cultural landmarks. Explore the remnants of its past at Albyn Works, once a bustling linoleum factory, now a vibrant hub of creativity and community engagement.

Beyond its historical charm, Broxburn offers a range of amenities to cater to residents' daily needs. From local shops and supermarkets to cosy cafes and restaurants, there's something for everyone to enjoy. Families will appreciate the proximity to well-regarded schools, while outdoor enthusiasts can explore the nearby scenic trails and parks, such as Almondell & Calderwood Country Park.

Commuting is a breeze with excellent transport links connecting Broxburn to nearby towns and cities. Whether by road or rail, residents can easily access Edinburgh's bustling city centre for work or leisure, making Broxburn an ideal location for those seeking the perfect blend of rural tranquillity and urban convenience.



**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 0131 524 9797  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

Part  
Exchange  
Available



Text and description  
**ANDREW DARCY**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.