

8 East Mains Mews

BROXBURN, EH52 5EN



Stylish Family Living with Space to Entertain – A Stunning Walk-In Ready Home in East Mains Mews



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Nestled in the desirable East Mains Mews, Broxburn, this stunning four-bedroom detached home is presented in walk-in condition and finished to an exceptional standard throughout.

THE LIVING ROOM



Step through the main door into a welcoming hallway, where the bright and spacious living room sits to your left. This inviting space is bathed in natural light from a large window and features a stylish media wall.

THE KITCHEN/DINER



The sleek, modern kitchen is fitted with a five-ring gas hob, double oven, fridge/freezer, and dishwasher, complemented by ample worktop and storage space. Large enough to accommodate a full dining suite, this space is perfect for entertaining, with French doors leading directly to the rear garden. A convenient utility room and cloakroom complete the ground floor.



THE UTILITY & WC





Upstairs, you'll find four well-proportioned double bedrooms, three of which benefit from built-in wardrobes. The principal bedroom is a true retreat, featuring a luxurious three-piece en-suite. A stylish three-piece family bathroom serves the remaining bedrooms.

THE BATHROOM



BEDROOM 1



a true retreat, featuring a
luxurious three-piece en-suite



BEDROOM 2



BEDROOM 3



BEDROOM 4



Outside, the property boasts a generous rear garden, enhanced by a versatile outbuilding. One half serves as a home gym, while the other provides a perfect spot to relax and enjoy the summer months. The front of the home features a two-car driveway and an integrated garage, ensuring ample parking and storage space.

This beautifully finished home offers the perfect blend of style, comfort, and practicality, making it an ideal choice for families and professionals alike.

EXTERNALS

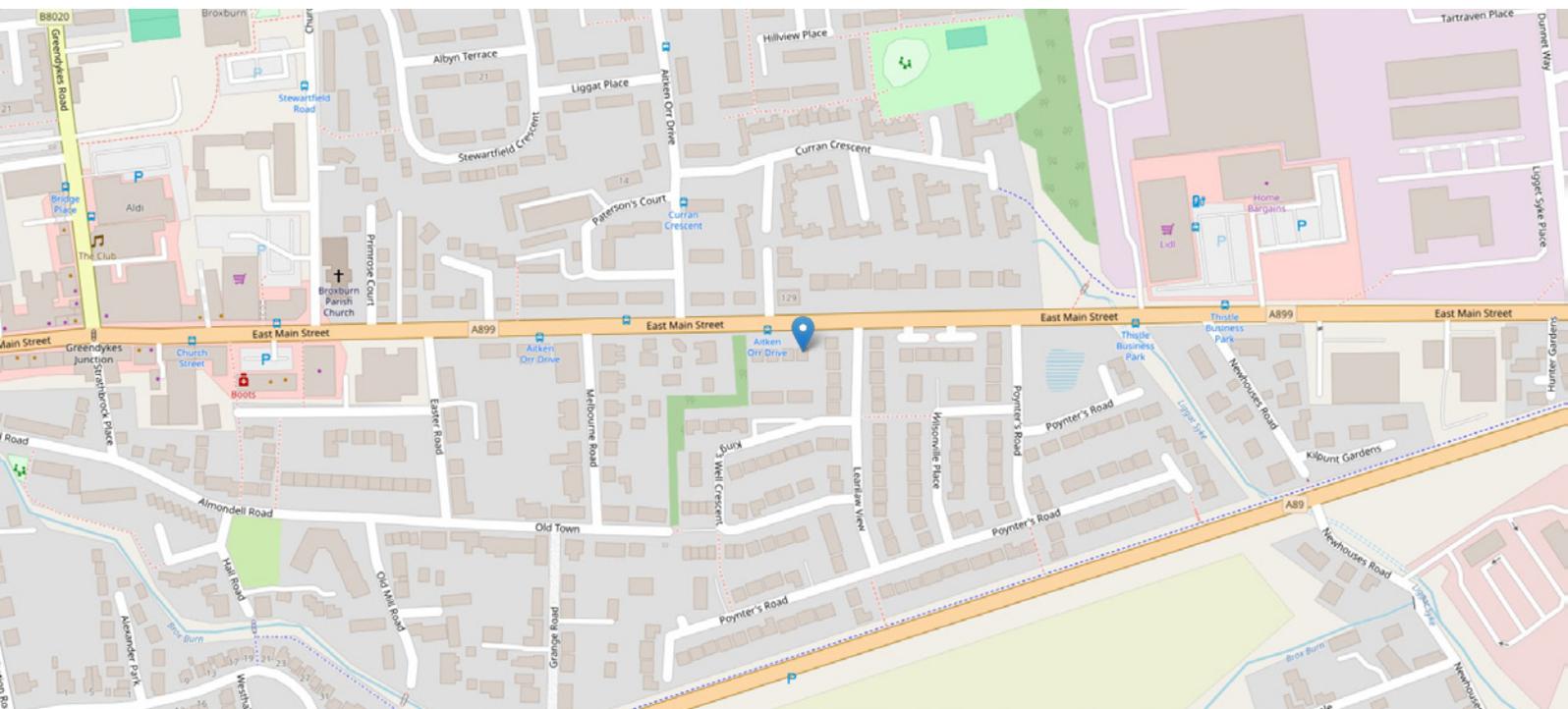


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 111m² | EPC Rating: C



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 and 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.



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