



Hawthorn Brae

Ryal Cottages, Broxburn, West Lothian, EH52 5PL


McEwan Fraser Legal
Solicitors & Estate Agents



The Location

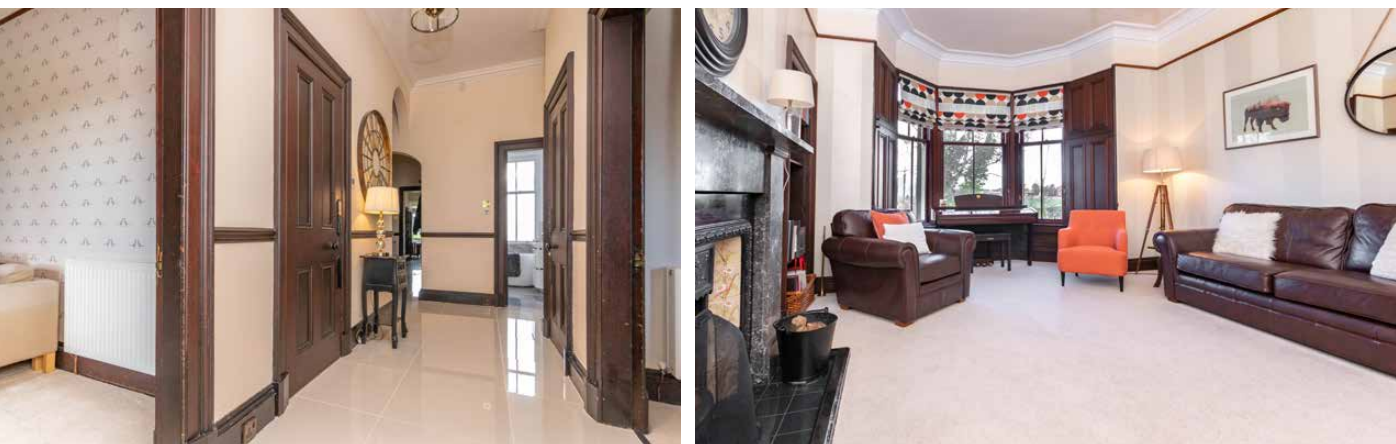
Situated on the peripheral of Broxburn, Hawthorn Brae is perfectly placed for the semi-rural lifestyle, Pumperston and Broxburn are a short distance and provide excellent local amenities. More extensive amenities can be found at either McArthur Glen in Livingston or the Gyle Shopping centre in South Gyle. Schooling is catered for from Nursery to high school and provides easy access to both Edinburgh and Glasgow for university students utilising Uphall train Station which is a short drive away.

Edinburgh International Airport is within easy reach, as is the M8/M9 motorway network. Making travelling to and from the area relatively easy.

For the outdoor enthusiast, the union canal and Almondell Country Park offer fantastic walks and cycling facilities.



LOCATION IMAGES: BROXBURN MAIN STREET, HOUSTON HOUSE & VIEW FROM THE PROPERTY



Hawthorn Brae

McEwan Fraser Legal are delighted to bring to the open market this four/five bedroom detached family home with separate Coach House. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage can be adapted to meet individual purchasers' needs and will comfortably provide for a larger family. The property is finished to an excellent standard throughout.

In more detail, the property consists of porch leading to a welcoming hallway with generous storage. The downstairs bathroom comes with walk-in shower from mains, roll top bath, wash hand basin and WC. The bright and airy lounge allows for free standing furniture and different configurations. The room also benefits from a feature fireplace with open fire and bay window. The perfect place for relaxing with the family.





Hawthorn Brae

The second lounge offers a fantastic range of opportunities, again bright and airy with enough space for free standing furniture a feature fireplace with electric fire. Just off the second lounge, an office/study room can be found, generous shelving helps keep this room tidy and the perfect place to get in front of the books or for remote home workers. The downstairs bedroom allows for free standing furniture, different configurations and also benefits from an open fire with surround. The large dining room is the perfect place to unwind. This room will easily cater for a large family and guests. The ideal place for more formal dining and like most rooms has an open fireplace with surround. The kitchen is the heartbeat of this fantastic property, excellent floor to ceiling units, electric oven, integrated dishwasher, an Arga, breakfasting bar, space for fridge freezer, drying pulley and additional storage. There is a cosy family area to the back of the kitchen, an ideal place for family and guest to relax and is kept warm by a multi-burner. The utility room provides space for washing machine and tumble dryer as well as access to the side of the house, just off the utility room is a large storeroom.



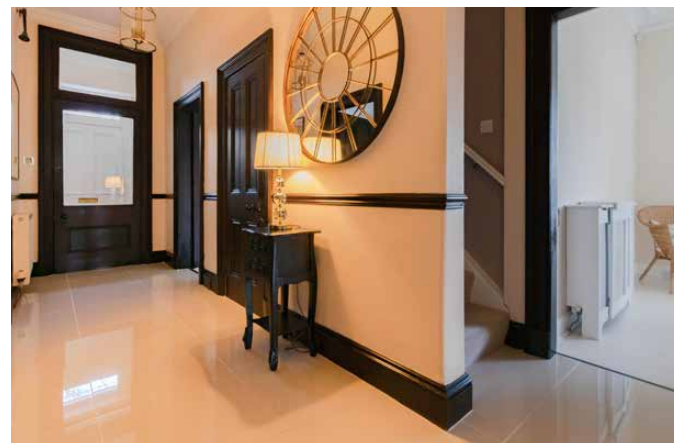




Hawthorn Brae

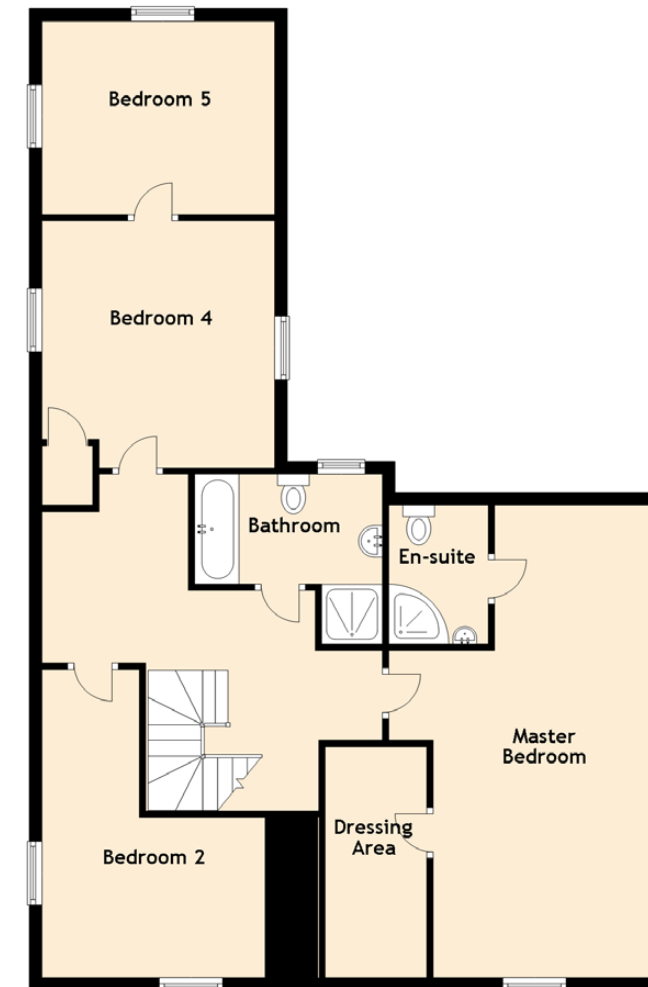
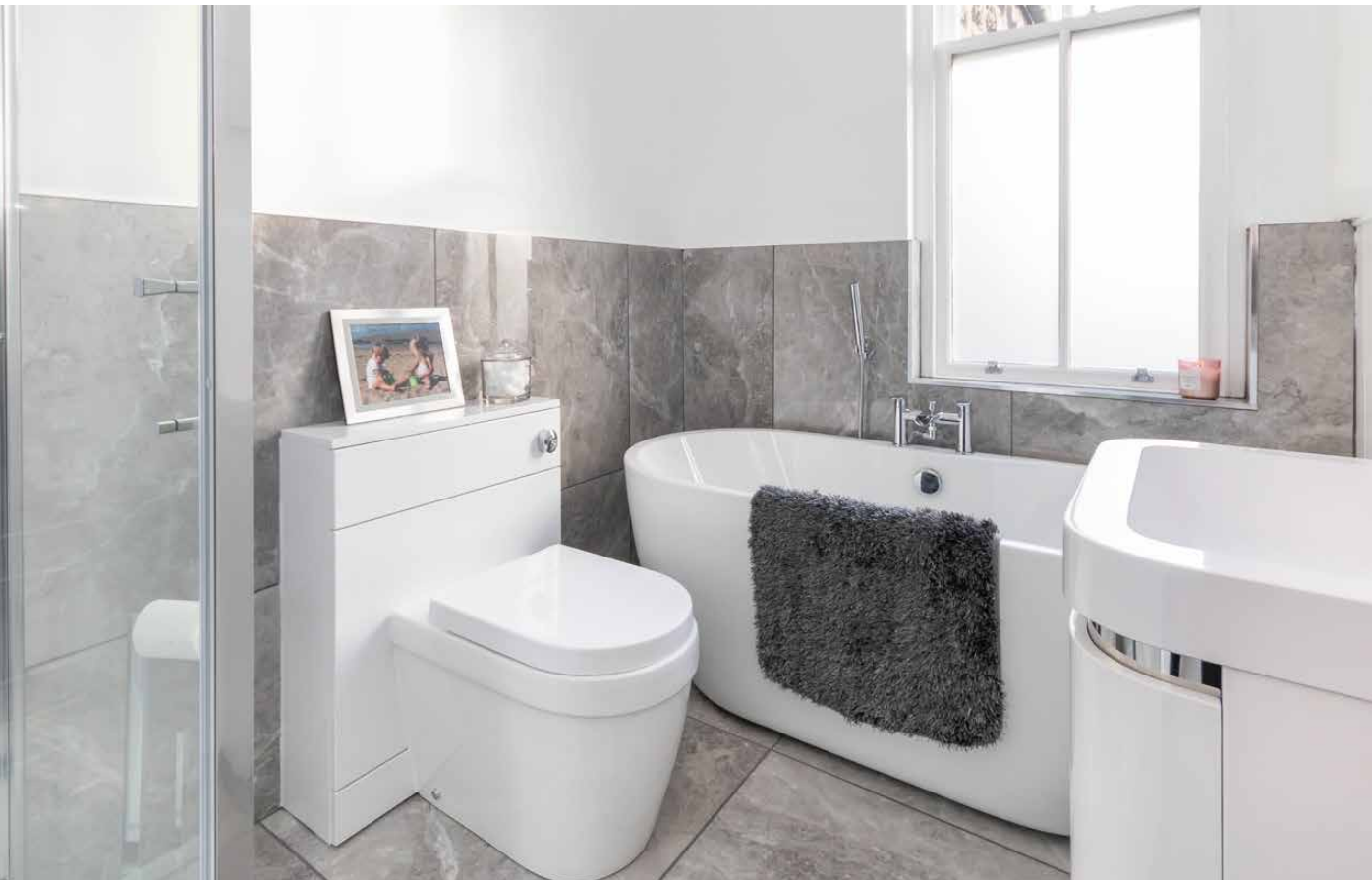
On the upper-level excellent storage can be found. The large master bedroom is both bright and airy has excellent walk-in storage facilities and an en suite comprising walk-in shower from mains, wash hand basin and WC. There are three further bright and airy bedrooms allowing for free standing furniture and different configurations, the last bedroom on the upper level is accessed through another bedroom, such is the versatility of this property this room can be used for a multitude of uses.

The family bathroom completes the property internally with a walk-in shower from mains, bath, wash hand basin, WC and towel rail.





**Master Bedroom
& En-Suite**



The Details

Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	7.84m (25'9") x 4.90m (16'1")
Lounge	5.91m (19'5") x 4.25m (13'11")
Dining Room	5.05m (16'7") x 3.60m (11'10")
Reception Room	4.25m (13'11") x 3.64m (11'11")
Utility	2.23m (7'4") x 2.15m (7'1")
Study	3.17m (10'5") x 2.23m (7'4")
Bathroom	2.62m (8'7") x 1.87m (6'2")
Master Bedroom	7.42m (24'4") x 4.33m (14'2")
En-suite	2.19m (7'2") x 1.57m (5'2")
Dressing Area	3.64m (11'11") x 1.60m (5'3")
Bedroom 2	4.86m (15'11") x 3.52m (11'7")
Bedroom 3	3.84m (12'7") x 3.23m (10'7")
Bedroom 4	3.90m (12'9") x 3.67m (12')
Bedroom 5	3.67m (12') x 3.00m (9'10")
Bathroom	2.96m (9'9") x 2.00m (6'7")

Gross internal floor area (m²): 207m²
EPC Rating: G

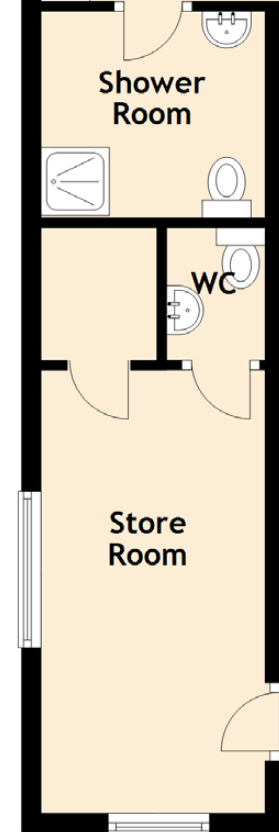
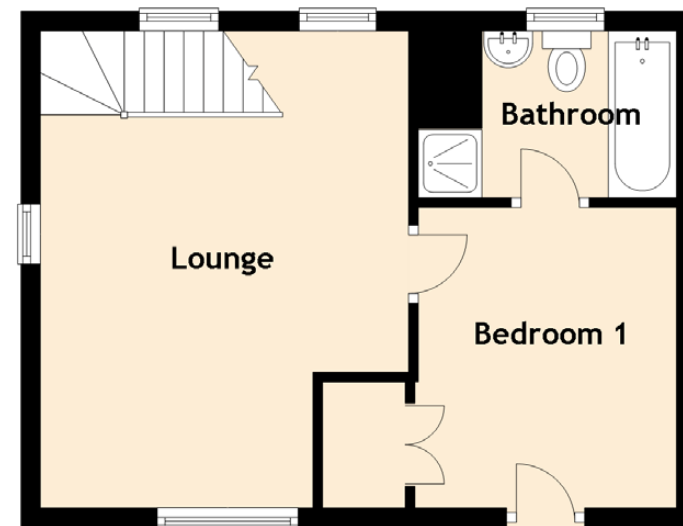
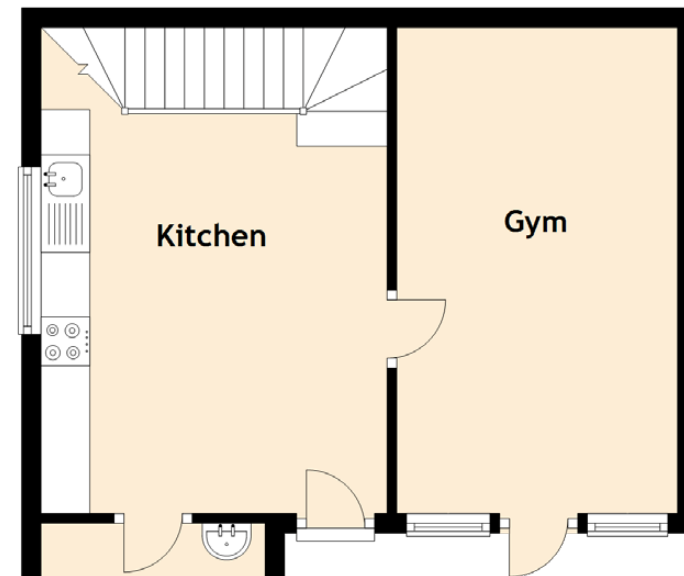


The Coach House

The Coach House is situated to the back of the garden, this could easily generate a good yearly salary through Airbnb or similar. The perfect area for anyone who is looking to run their own business from the comfort of their home or who has extended family that wish to have their own space.

The Coach House is decked to the front. internally it consists of a utility room, storage cupboard, downstairs cloakroom with wash hand basin and WC. The kitchen has storage, an electric hob, oven, integrated dishwasher and fridge freezer and ample space for a table. The lounge allows for good furniture configurations and could easily be a second bedroom. The downstairs bathroom comes with a walk-in shower, wash hand basin and WC. On the upper level, the main lounge offers good configurations and is kept warm with a multi-burner. The upstairs bedroom has built-in storage and ample space for free standing furniture. The room also benefits from an en suite with walk-in shower, bath, wash hand basin and WC.





Approximate Dimensions
(Taken from the widest point)

Lounge	4.89m (16'1") x 3.78m (12'5")
Kitchen	4.99m (16'4") x 3.55m (11'8")
Gym	4.88m (16') x 2.88m (9'5")
Store Room	4.55m (14'11") x 2.14m (7')
Bedroom 1	3.06m (10') x 2.80m (9'2")
Bathroom	2.38m (7'10") x 1.71m (5'7")
Shower Room	2.12m (6'11") x 1.96m (6'5")
WC	1.36m (4'6") x 1.01m (3'4")

Gross internal floor area (m²): 80m²

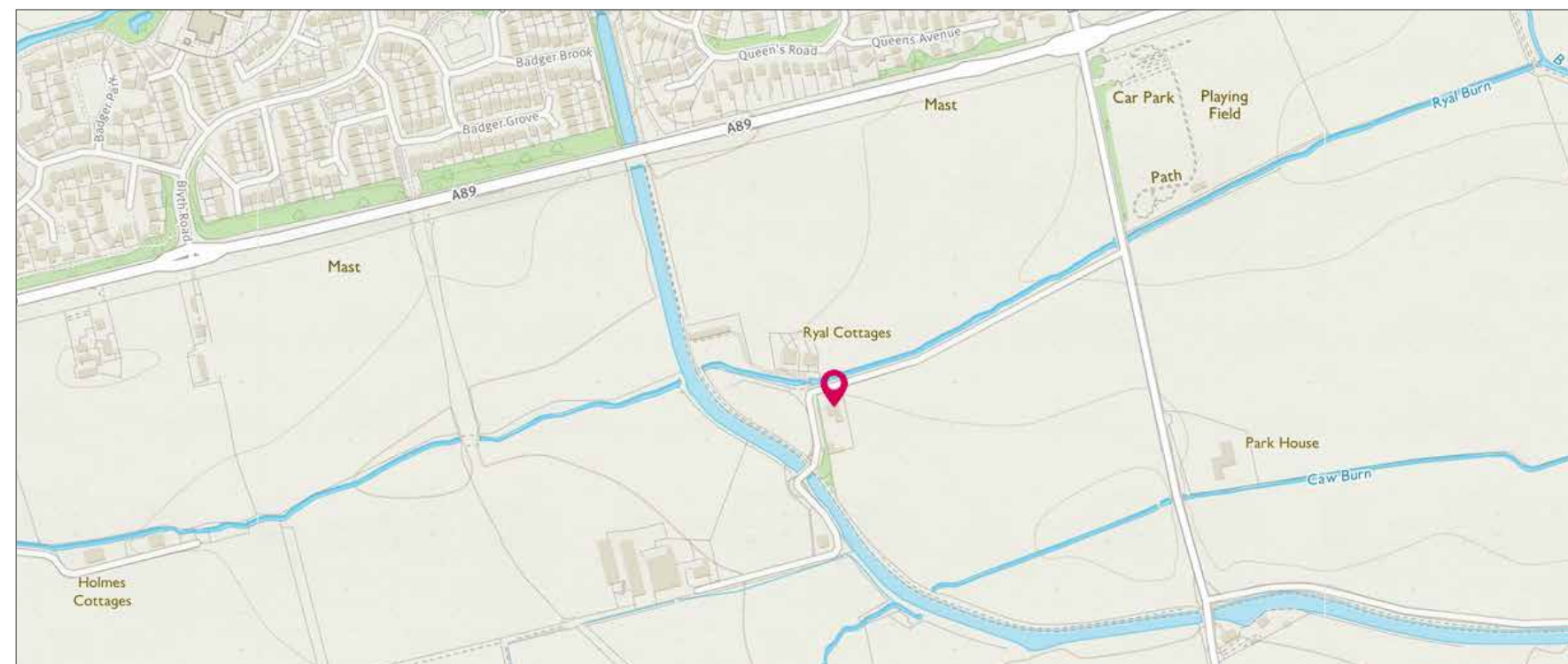


Image credit: <https://www.ordnancesurvey.co.uk/maps/>



The Exterior

Externally the main house has a front garden which is laid to lawn, a large gated driveway is to the side of the property. The secure back garden is mostly laid to lawn, has a patio area and wood chipped area. There is a log store, outbuilding with power and light, an Avery, a child's play park and large storage shed.

The main property also benefits from underfloor heating in a large part of the downstairs and upstairs bathroom, as well as LPG gas central heating. A truly fantastic family home, early viewing is highly recommended.


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