



- Exquisite Detached Family Home
- Four Bedrooms & 2 En Suite Shower Rooms
- Elegant Lounge & Family Room
- Stunning Open Plan Kitchen/Dining Room
- Family Bathroom & Cloakroom
- Detached Double Garage & Multi-Car Driveway & Enclosed Garden

**Alba Property View ...**

*"A stunning family home which has been lovingly upgraded by the current owners. The kitchen/dining room has the absolute wow factor"*



Alba Property are truly delighted to present this stunning and immaculately presented four-bedroom, two en suite detached home situated within a much sought-after residential development in Broxburn, West Lothian. This superb home has been maintained to the highest of standards by the present owners providing contemporary, flexible accommodation over two levels. The attention to detail and the finishing touches to this home are perfect. In addition, the property enjoys, alarm system gas central heating, double glazing and quality flooring and great storage. Spacious accommodation over two levels comprises of grand entrance hallway, elegant formal lounge, family room/playroom or ground floor office, cloakroom and exquisite kitchen/dining room and on the upper level, gallery landing, four bedrooms (three with built-in storage), two en suite shower rooms and the family bathroom. Externally the property benefits from a garden to front and rear, multi-car driveway and a detached double garage.

**Entrance Hallway** 12' 1" x 8' 1" (3.68m x 2.46m)

The grand entrance hallway is fitted with 'Amtico' flooring and gives access to the family room, lounge, kitchen and the cloakroom. Stairs give access to the upper landing.

**Lounge** 17' 7" x 14' 0" (5.36m x 4.26m)

Elegantly proportioned lounge with french doors to the rear garden and double doors to both the hallway and the kitchen/dining room. Decorated in fresh neutral tones. A wonderful room for entertaining guests or relaxing after a busy day. The gas fire and cosy carpet finish the look perfectly.

**Kitchen/Dining Room**

The kitchen is known as the heart of the home, and for good reason with this stunning property. An amazing space to gather, share stories and eat together. A stylish, luxurious fitted kitchen with a wide range of high gloss base and wall units and generous 'Mistral' worktop space. The sophisticated design incorporates a range of integrated appliances for a streamlined finish and space for a free-standing fridge/freezer. Large window overlooks the landscaped rear garden. Porcelain tiled floor.

**Family Room** 11' 9" x 9' 10" (3.58m x 2.99m)

A very versatile room which can be used as bedroom five or a second sitting room or work from home office. Two windows allow an abundance of natural light to flood the room. Fitted carpet.

**Cloakroom** 5' 7" x 4' 11" (1.70m x 1.50m)

Handy ground floor cloakroom with white w.c and wash hand basin. Window to side and 'Amtico' flooring.

**Upper Landing** 12' 2" x 11' 4" (3.71m x 3.45m)

The upper landing enjoys a magnificent open gallery landing with four bedrooms and family bathroom located off. Hatch to the loft space which is partially floored. Window to side and fitted carpet.







**Bedroom 1** 13' 1" x 9' 1" (3.98m x 2.77m)

The sophisticated master bedroom is decorated in neutral neutral tones with a feature navy blue painted wall, enjoys fitted wardrobes and an en suite shower room plus ample space for free-standing bedroom furniture. Fitted carpet.

**En Suite 1** 8' 2" x 4' 6" (2.49m x 1.37m)

A luxurious, contemporary en suite shower room. Beautifully designed and finished to an incredibly high standard and enjoys a white three-piece suite comprising of w.c, wash hand basin and shower cubicle. The stylish tiling to walls, floor and recessed wall niche completes the look perfectly. Window to rear.

**Bedroom 2** 11' 9" x 11' 3" (3.58m x 3.43m)

Second double bedroom with fitted wardrobes. Window to rear allowing natural sunlight. This wonderful room also has an en suite shower room. Fitted carpet.

**En Suite 2** 6' 2" x 4' 7" (1.88m x 1.40m)

Spotless en suite shower room with crisp splash back tiling to walls and floor. Absolutely perfect for guests. Window to side.

**Bedroom 3** 10' 9" x 9' 10" (3.27m x 2.99m)

Light and airy front facing double bedroom with built-in wardrobes. Window to front. Fitted carpet.

**Bedroom 4** 9' 10" x 8' 7" (2.99m x 2.61m)

Another generous bedroom with window to front and space for free-standing bedroom furniture. Currently being used as a work from home office. Fitted carpet.

**Family Bathroom** 7' 4" x 6' 6" (2.23m x 1.98m)

The family bathroom completes the accommodation. This spacious bathroom is finished with splash back tiling to walls and a complementing tiled floor. Window to side.

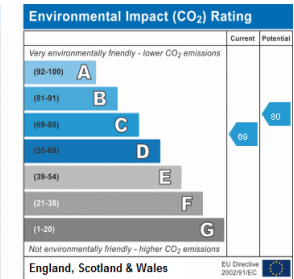
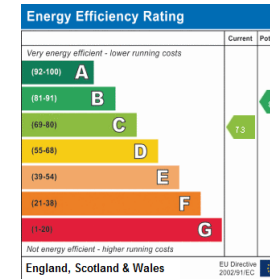
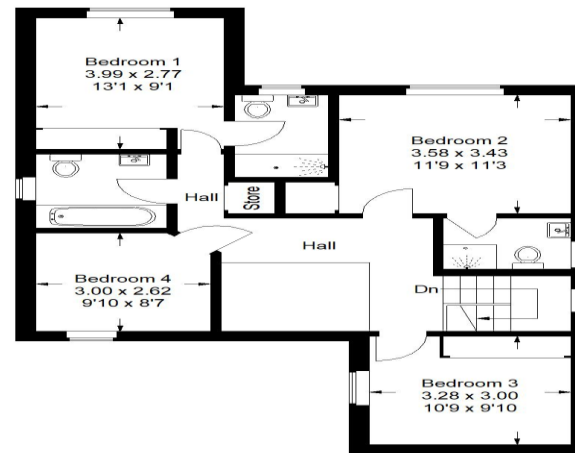
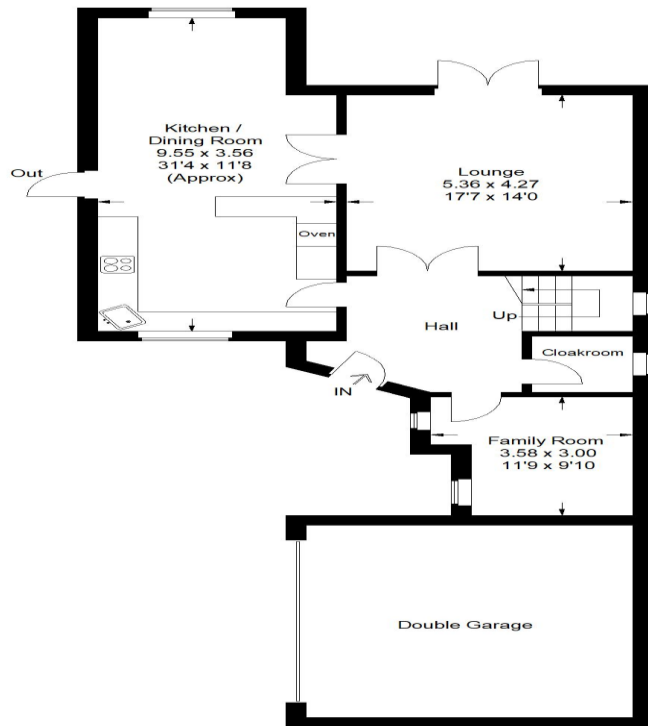
**Externally**

Outside, there is a well-tended front garden which is laid to lawn with trees and shrubs and a landscaped rear garden for the family to enjoy. The rear garden is laid to lawn with two paved patio areas and a summer house for hosting summer parties. The garden is surrounded by trees offering a high degree of privacy. Extensive parking is also provided thanks to the driveway and detached double garage with power and light to front.



## 23 West Holmes Road, Broxburn

Approximate Gross Internal Area  
(Excluding Double Garage)  
156.6 sq m / 1686 sq ft



### Extras (Included in Sale)

All floor coverings, all curtains (except lounge), blinds, light fittings integrated oven, oven/microwave, induction hob, wine fridge, dishwasher, washing machine, hot plate, gas fire and surround and summer house. The fridge/freezer and dining table and chairs are available by a separate negotiation.

### Area

Broxburn offers all the amenities you might expect from a small commuter town in terms of nurseries, primary schools, secondary schooling, doctors and dental practices. There are also supermarkets, shops, bars and restaurants. There are good bus services into Edinburgh and Uphall Train station is only 3 miles away, which offers regular services to both Edinburgh and Glasgow. The M8/M9 motorway networks are also only minutes away.

### Viewing/Offers

Please call Alba Property to arrange a viewing. All offers should be submitted via Alba Property- Email [Sales@AlbaProperty.co.uk](mailto:Sales@AlbaProperty.co.uk)

Notes: Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.



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