



7 Burnvale, Broxburn

Broxburn

Offers Over £575,000

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Welcome to a truly one-of-a-kind, five-bedroom detached home of distinction. If you're searching for a residence that blends architectural elegance with practical family living, this exceptional self-build is the perfect fit. Nestled in the peaceful, semi-rural enclave of Burnvale, this bespoke masterpiece stands out for its individuality and timeless class. Surrounded by rolling countryside yet just a short stroll from the vibrant heart of Broxburn, it offers the best of both worlds - tranquil living with urban convenience at your doorstep.

From the very first glance, Burnvale commands attention with its impeccable kerb appeal. A sweeping mono blocked driveway offers generous parking for multiple vehicles, framed by beautifully maintained landscaping that sets the tone for the grandeur that lies within.

Step through the front door and you are immediately struck by the sense of scale and sophistication. Warm wood tones, ambient lighting and flowing open spaces create a welcoming atmosphere that blends opulence with comfort. The front facing lounge offers a refined yet cosy space ideal for relaxing with family after a busy day while large windows flood the room with natural light enhancing its serene ambiance.



The true centrepiece of this magnificent home is the expansive open plan kitchen, dining and living are an entertainer's dream and a haven for modern family life. The contemporary kitchen is both stylish and functional, fitted with sleek base and wall mounted cabinetry, complimenting countertops and high end integrated appliances including a five burner gas hob, electric oven, grill and dishwasher. A breakfast bar provides the perfect spot for casual dining or morning coffee while the adjoining living space ensures family and friends can unwind and socialise in comfort as meals are prepared. Flowing effortlessly from the kitchen is the south facing sunroom a serene light filled retreat offering panoramic views of the lush rear garden. Whether you're enjoying a peaceful afternoon with a book or entertaining guests, this space is designed for year round enjoyment with French doors that open directly onto the garden's sunny terrace.

For added practicality the adjacent utility room provides space for laundry appliances and has direct access to the garden ideal for families, muddy paws or post garden clean ups. A modern downstairs shower room sits just beyond a thoughtful and invaluable addition that brings daily convenience to a busy household.

Completing the ground floor is a dedicated formal dining room perfectly placed to host elegant dinner parties or family celebrations with double doors seamlessly connecting to the kitchen for effortless flow.



Upstairs, this remarkable property continues to impress. Five generously proportioned bedrooms provide space and flexibility for growing families or those working from home. Four bedrooms are fitted with mirrored built in wardrobes maximising both storage and style. The second bedroom boasts a sleek en-suite shower room perfect for guests or older children while the fifth bedroom presents an ideal space for a home office, nursery, or playroom. The primary suite is a standout feature a luxurious haven showcasing dual-aspect windows that bathe the room in natural light. A bespoke walk in wardrobe adds an indulgent touch, while the en-suite shower room is finished to the highest standards featuring a crisp three-piece suite, mains shower and a charming velux window.

A well appointed four piece family bathroom completes the upper level featuring a separate bath and a walk in shower for a relaxing and luxurious experience in the comfort of your own home.

To the rear lies a south facing garden, beautifully landscaped and thoughtfully designed for outdoor living. A raised decking area and a paved patio provide the perfect setting for summer barbecues, alfresco dining or simply soaking up the sun. Two tiers of manicured lawn offer ample space for children and pets to play freely. At the top of the garden, a charming summer house awaits complete with an integrated shed for tool storage and an adaptable space ideal as a home office, gym or creative studio. From here you'll enjoy commanding views back toward this stunning residence truly appreciating its scale and beauty.

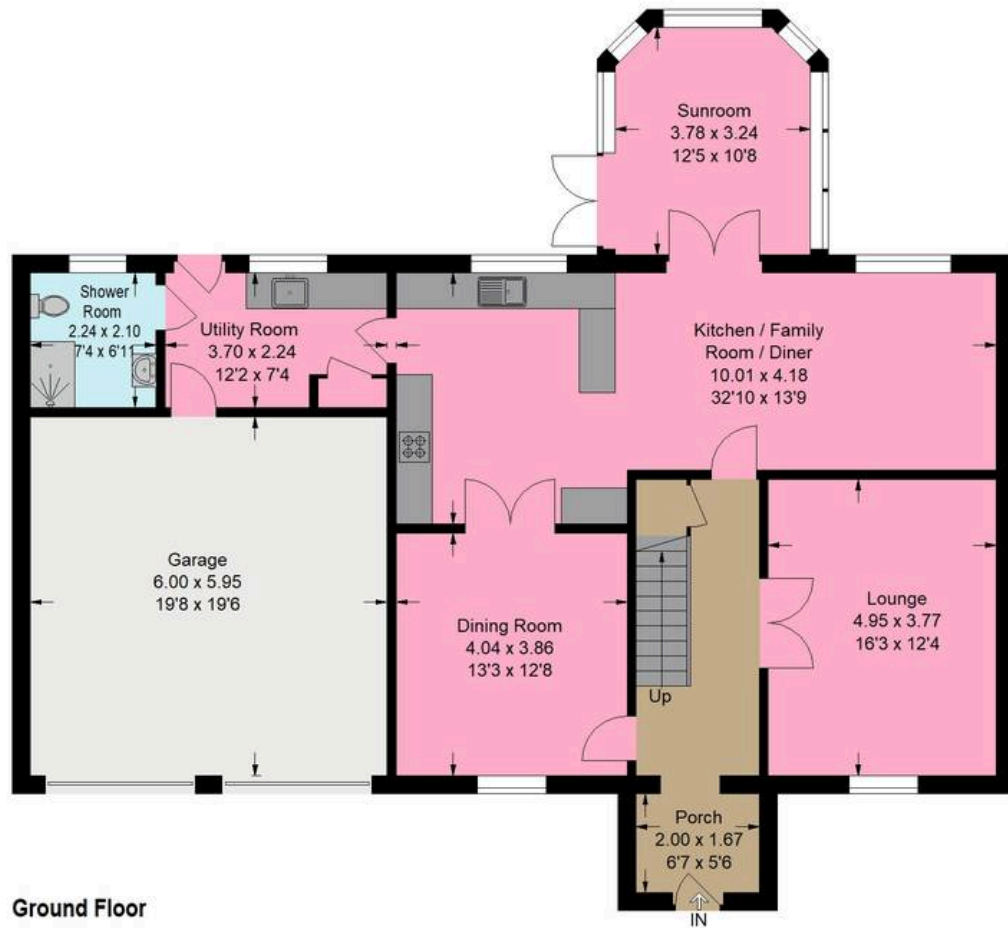


Broxburn is a thriving town that combines the charm of a traditional Scottish community with superb modern amenities. Families will benefit from a selection of highly regarded local schools, including Broxburn Academy and several excellent primary schools. For commuters, Uphall Train Station is just a short drive away, offering swift connections to Edinburgh and Glasgow. The town itself is home to a variety of independent shops, cafes, and restaurants, while nearby Livingston offers a wider array of retail and leisure options, including The Centre and Designer Outlet. Nature enthusiasts will also enjoy the surrounding countryside, canal walks, and open green spaces. Burnvale offers more than just a place to live - it promises a lifestyle defined by elegance and comfort. This is a rare chance to own a truly unique piece of architectural brilliance, perfectly positioned to enjoy the serenity of the countryside with the convenience of nearby town amenities. Early viewing is strongly advised to fully appreciate the scale, character and outstanding quality this remarkable property has to offer.





Approximate Gross Internal Area (Including Garage) = 272.3 sq m / 2931 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1211777 / Ref:90774)



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