



4 Roman Camp Cottages, Broxburn

Broxburn

Offers Over £175,000



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Welcome to 4 Roman Camp Cottages, a delightful two-bedroom semi-detached cottage nestled in a semi-rural location in Broxburn. This enchanting property exudes character and charm, boasting high ceilings, elegant coving, and generously proportioned rooms filled with natural light.

The kitchen is well-appointed, offering ample cupboard and countertop space, making it a practical and inviting hub for meal preparation. The lounge is a bright and spacious sanctuary, with large windows on either side of the room that flood the space with sunlight, creating a warm and welcoming atmosphere.

The property features two spacious bedrooms, both comfortably able to accommodate double beds while still leaving room to host additional freestanding furniture.

The main bathroom is a luxurious retreat, fully tiled with a contemporary design, providing an indulgent space to unwind.



Additionally the cottage includes two versatile reception rooms, one of which is currently serving as a home office, ideal for remote working, but has also been utilised as a dining room. The second reception room, posed as a cosy sitting area, seamlessly leads to the **enclosed rear garden**—a wonderful outdoor space perfect for relaxation, children, or pets.

Externally, the property benefits from **enclosed front and rear gardens**, offering privacy and security. There is also **off-street parking** for up to four cars, along with a **detached single garage** for additional storage or vehicle accommodation.

Recent updates include a **new roof** and **complete re-rough casting**, ensuring the property is well-maintained.

Despite its tranquil setting, 4 Roman Camp Cottages offers convenient access to essential amenities. Uphall Train Station is within walking distance via a designated path, whilst supermarkets and other facilities are only just a short drive away. For those who enjoy the outdoors, or have pets, Almonddell Country Park is a leisurely walk, or a short drive away.

This property is ideal for those seeking a balance between serene semi-rural living and easy access to modern conveniences. Don't miss the chance to make this charming cottage your next home!







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