



16 Badger Place, Broxburn

Offers Over £250,000



16 Badger Place

Broxburn, Broxburn

Stylish Three Bedroom Detached house set within the highly sought after Badger Place, Broxburn. The property boasts modern fitted Kitchen, upgraded Bathroom and En-suite. Externally the property offers sunny aspect south-facing rear garden. Early viewing is indeed recommended.

Tenure: Freehold

- Three Bedroom Detached House
- South facing rear garden
- Modern Kitchen
- Contemporary modern Bathroom & Ensuite
- Double monobloc driveway parking
- Garage
- Excellent commuter links via motorway and railway





Entrance

Entrance to lower hallway which offers storage cupboard, stylish laminate flooring to lower hall and carpeted staircase leading to upper level.

Lounge

17' 6" x 9' 9" (5.33m x 2.97m)

A most welcoming room with stylish decor complemented by rich laminate flooring. Front facing and side window providing an abundance of natural light. French doors to rear provide access to the dining room.

Dining Room

9' 6" x 7' 8" (2.90m x 2.34m)

Located to the rear the dining room enjoying views via the patio doors to the garden. Internal door provides access to the Kitchen. Stylish laminate flooring.

Kitchen

10' 11" x 9' 4" (3.33m x 2.84m)

Featuring stylish light gloss modern fitted kitchen providing a generous range of base and wall mounted units with complementary work-surfaces. Gas hob, electric oven and chimney style extractor hood. Side door providing access to the garden.

Utility Room

8' 11" x 4' 1" (2.72m x 1.24m)

Providing base units and sink. Space for free standing appliances.

Lower Level WC

4' 10" x 2' 7" (1.47m x 0.79m)

Featuring two piece suite comprising pedestal wash-hand basin and wc

Upper Level

Carpeted staircase leading to upper level. Attic hatch. Linen cupboard within upper hallway.

Master Bedroom

11' 7" x 10' 5" (3.53m x 3.18m)

Elegantly decorated with light carpeting. The room offers a dressing wardrobe area and access to the en-suite.



GARDEN

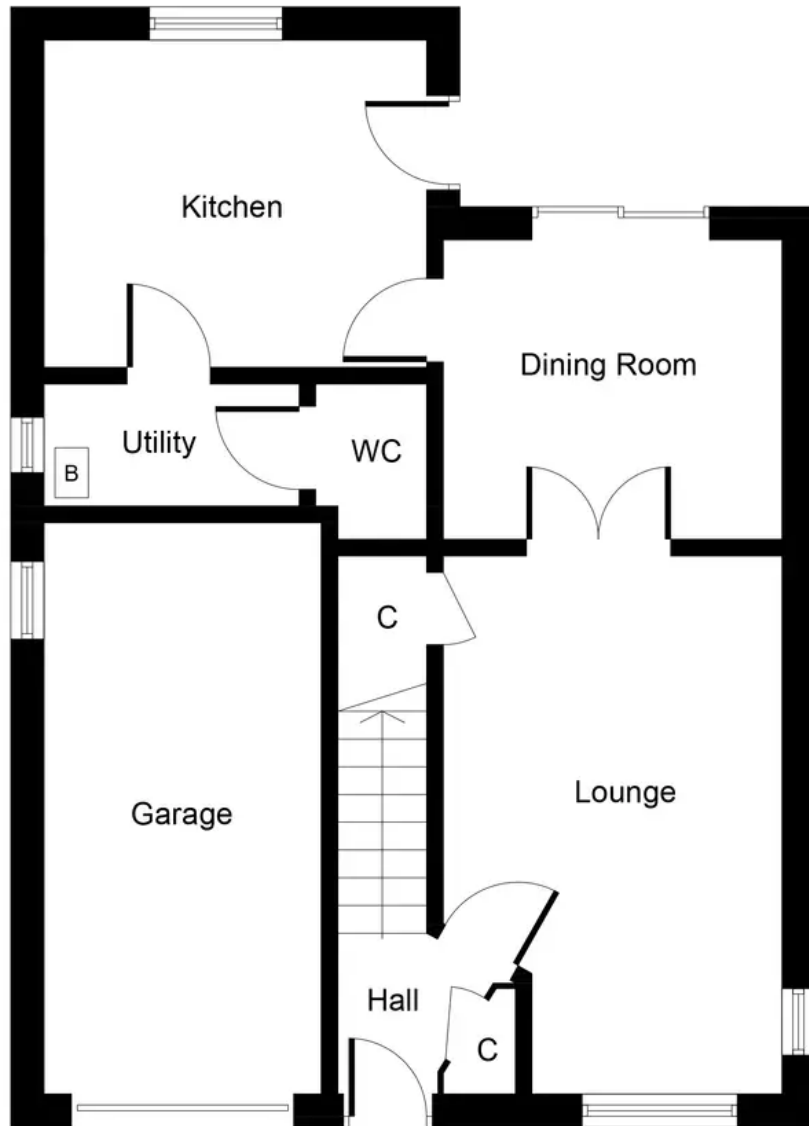
The property benefits from a fully enclosed sunny aspect south-facing rear garden featuring an area of paving, a decking area and lawn.

GARAGE

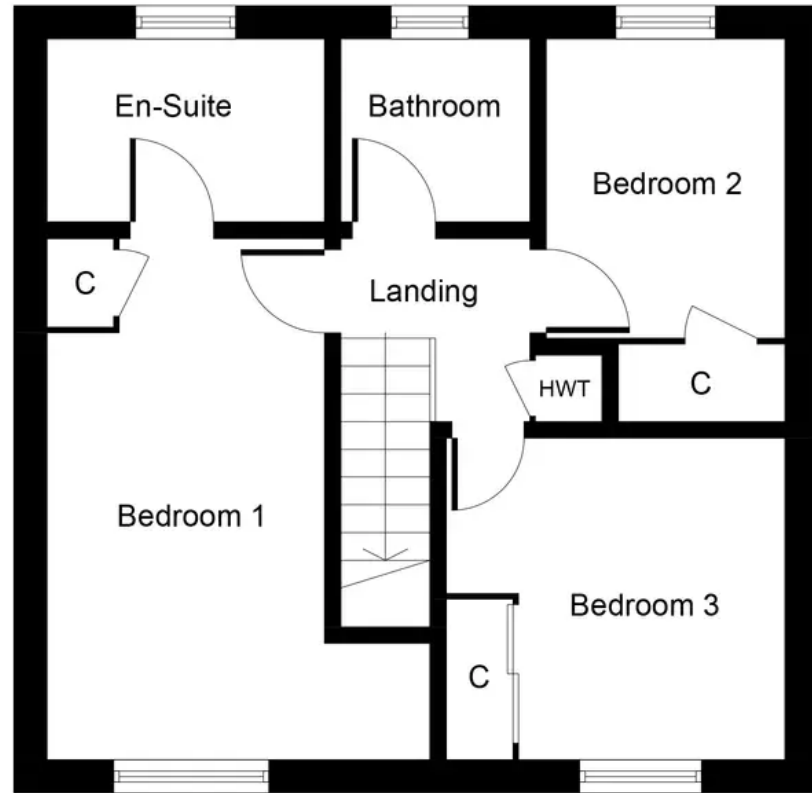
Single Garage

Single garage with power and light. Internal door to property. Up and over door for access externally.





Ground Floor
Approximate Floor Area
(Including Garage)
618 Sq. ft.
(57.4 Sq. m.)



First Floor
Approximate Floor Area
465 Sq. ft.
(43.2 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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