



19 Badger Grove, Broxburn
Offers Over **£249,000**



19 Badger Grove

Broxburn, Broxburn

Knightbain welcome to the market this immaculately presented three bedroom detached property located in the highly sought after Waterside Meadows development in Broxburn. Boasting a dining room, en-suite primary bedroom, garage, downstairs W/C and fully landscaped rear garden.

Council Tax band: E

Tenure: Freehold

- Detached
- Three Bedrooms
- Sought After Development
- Fully Landscaped Rear Garden
- Garage
- Short Drive To Primary And Secondary Schooling
- Brand New Fitted Kitchen
- Freshly Decorated Throughout
- No Onward Chain
- EPC = C





Lounge

16' 6" x 9' 9" (5.04m x 2.96m)

Bright and welcoming lounge with a gas fire providing a focal point to the room. Useful storage cupboard. Front facing window. Newly laid carpeted flooring.

Kitchen

11' 9" x 9' 5" (3.58m x 2.87m)

Sleek and modern brand new fitted kitchen with a good range of white gloss base and wall mounted units with contrasting work tops. Feature tiled splash back. Integrated electric oven and hob. Space for fridge/freezer. Access to utility room. Rear facing window. Door to rear garden. Vinyl flooring.

Utility Room

8' 11" x 4' 0" (2.71m x 1.23m)

Space for washer/dryer. Storage cupboards. Side facing window. Vinyl flooring.

w/c

4' 10" x 2' 7" (1.48m x 0.79m)

White two piece suite. Vinyl flooring.

Dining Room

9' 7" x 7' 9" (2.91m x 2.35m)

Accessed via the lounge or kitchen the dining room is flooded with natural light thanks to the glass patio doors which lead to the rear garden. Newly laid carpeted flooring.

Bedroom One

11' 3" x 10' 6" (3.42m x 3.21m)

Generous primary bedroom benefitting from a walk in wardrobe as well as en-suite shower room. Large front facing window. Newly laid carpeted flooring.

En-Suite Shower Room

Modern white three piece suite. Rear facing window. Vinyl flooring.

Walk In Wardrobe

5' 5" x 3' 7" (1.66m x 1.08m)



REAR GARDEN

The fully enclosed, landscaped rear garden is mainly chipped with both raised decked and paved patio seating areas which provide the perfect space for entertaining.

FRONT GARDEN

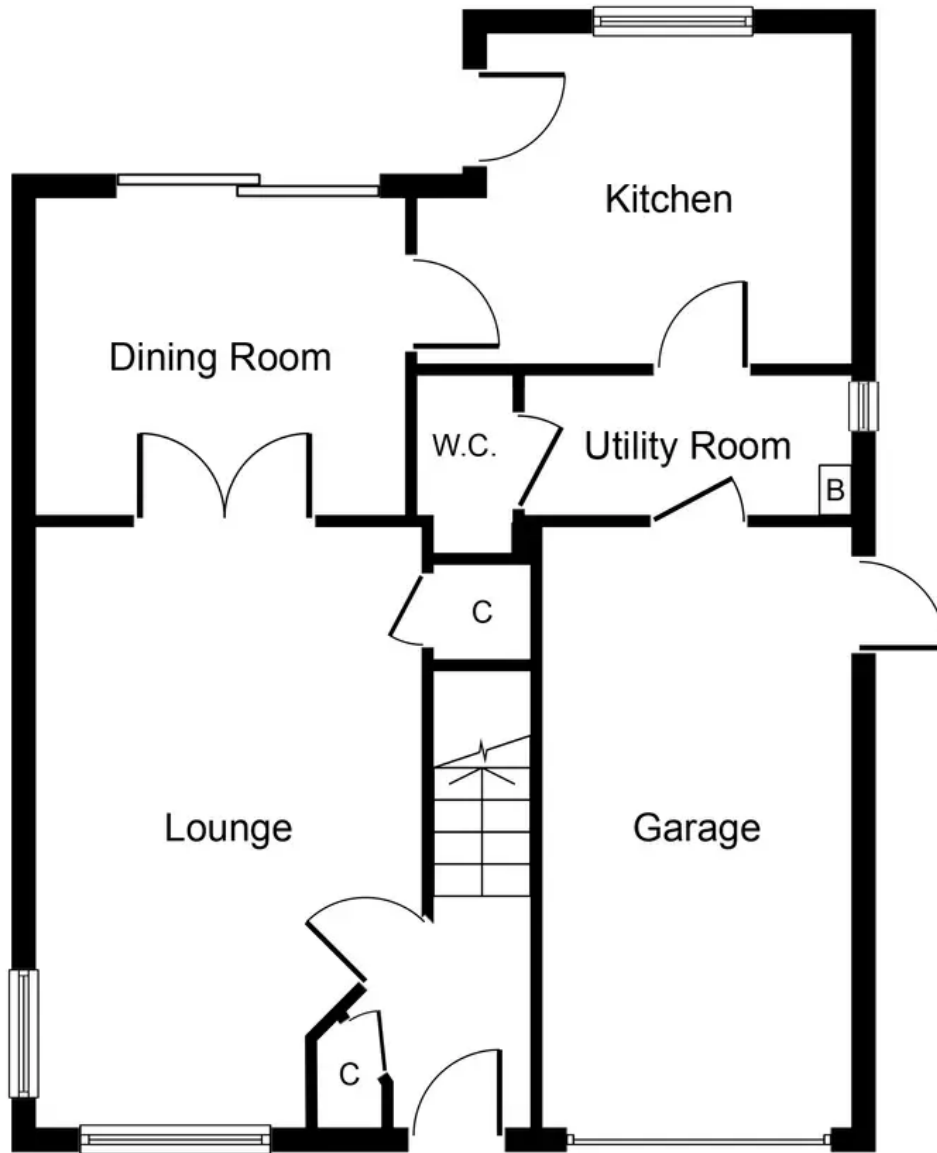
The front garden is laid to lawn with a chipped seating area.

ON DRIVE

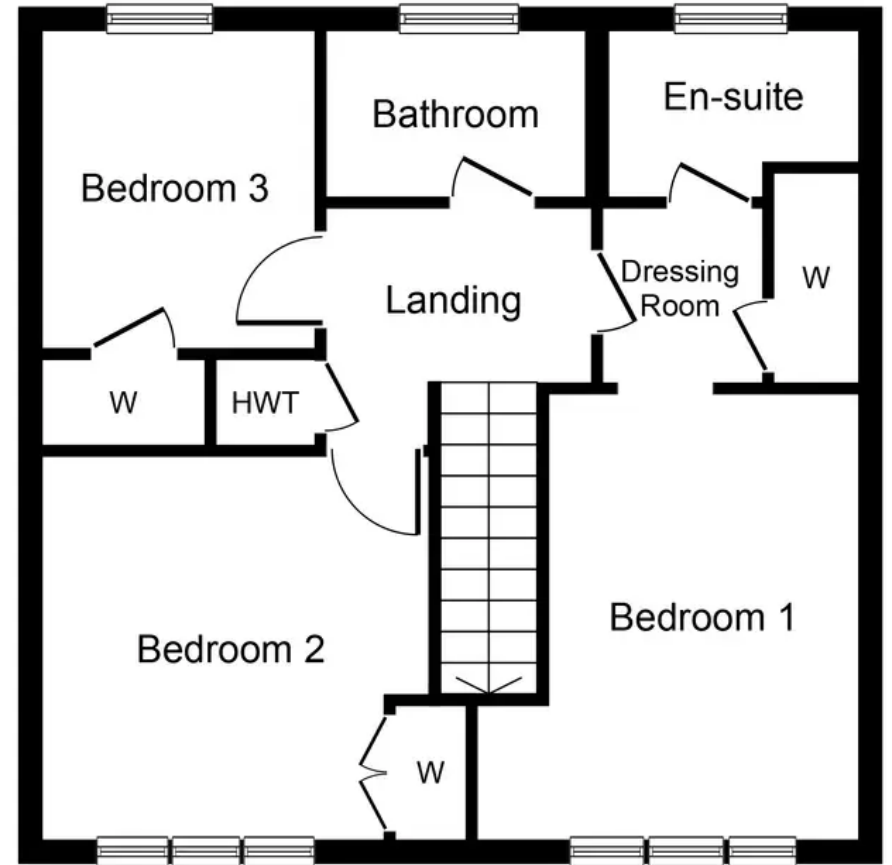
1 Parking Space

Paved driveway leading to a single integral garage. Additional visitors parking bays are available within the street.





Ground Floor



First Floor

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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