



# 16 Badger Grove, Broxburn

Offers Over £285,000





# 16 Badger Grove

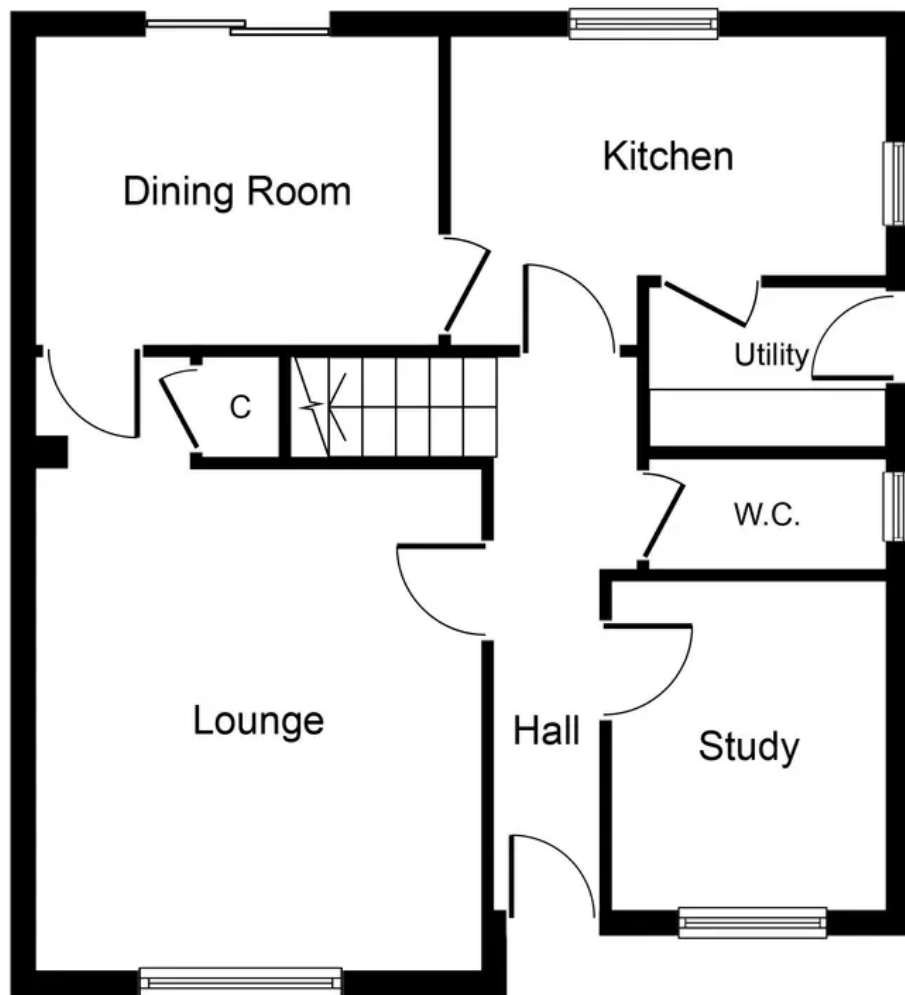
Broxburn, Broxburn

Spacious 4-bed detached house on corner plot in sought-after Badger Grove. Versatile layout with 3 public rooms and spacious bedrooms. South-facing garden with wooded backdrop offers privacy. Detached garage, monobloc driveway, and excellent commuter links nearby. A true gem for discerning buyers.

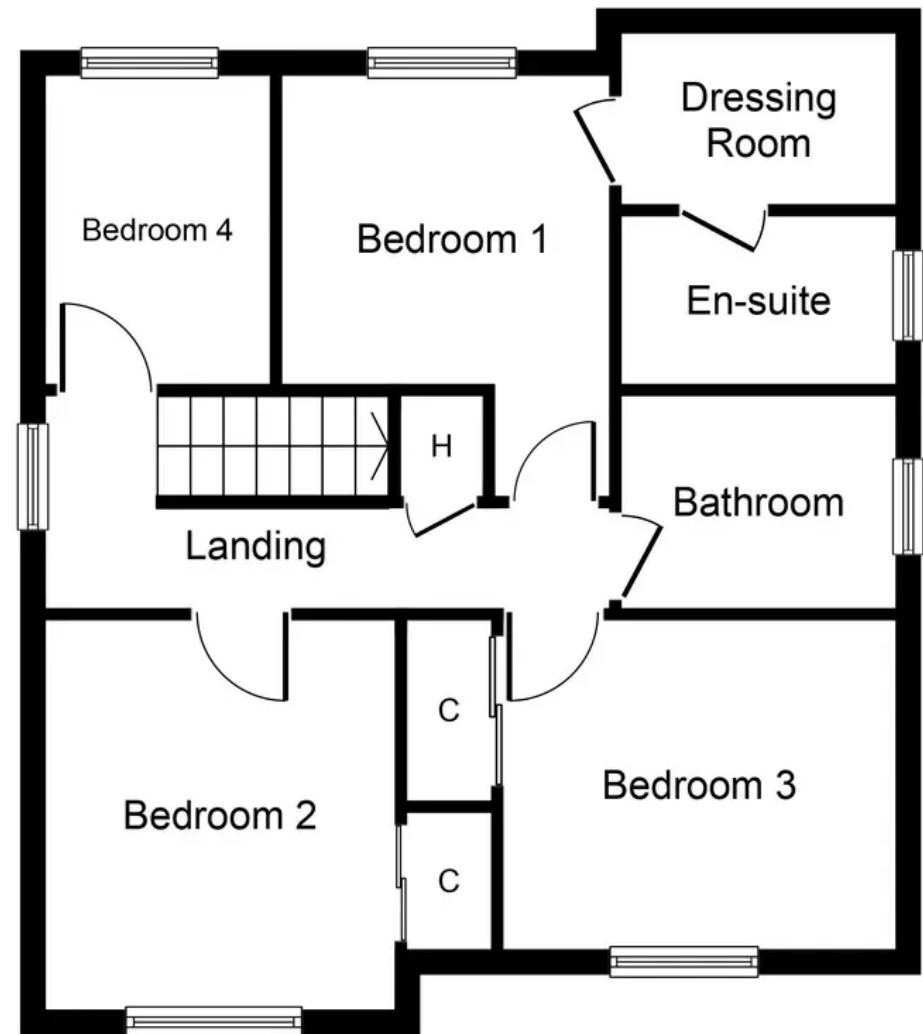
Tenure: Freehold

- Corner Plot Four Bedroom Detached property
- South facing rear garden offers high degree of privacy with wooded backdrop
- Three Public Rooms
- Master Bedroom with Dressing Area and En-suite
- Two Additional Double Bedrooms both with fitted wardrobes
- Detached Garage and spacious monobloc driveway
- Highly sought after location with excellent commuter links
- Welcoming family home offering versatility of use
- Kitchen and Dining Room overlooking south facing rear garden





**Ground Floor**  
**Approximate Floor Area**  
**534 sq. ft.**  
**(49.6 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**538 sq.ft.**  
**(50.0 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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