





***Well Presented 2 Bedroom Semi Detached Villa!!***

***Not to be Missed!!***

Carol Lawton and RE/MAX property are pleased to offer to the market this spacious and well located 2 bed semi detached villa in a sought after location in Broxburn. Comprising of bright entrance vestibule, generous lounge, attractive dining kitchen, 2 good sized bedrooms, stylish family bathroom, private garden to the rear and front street parking spaces. Set in a quiet location, the potential of this property must be viewed to be appreciated.

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

The popular town of Broxburn in West Lothian offers an excellent range of shopping, eateries and leisure facilities, including a sports centre. Primary and secondary schooling are also provided. Livingston is only a short drive away, where there are more shopping opportunities provided by a wealth of shops housed in The Centre and Designer Outlet. For the commuter, there is easy access to the central Scotland motorway network, rail links and Edinburgh airport is close by.

### Entrance Hall

38' 0" x 34' 1" (11.58m x 10.39m)

Entrance through uPVC door with great storage cupboard and access to main lounge. Center light and wood laminate flooring.

### Lounge

14' 7" x 13' 0" (4.44m x 3.95m)

Spacious bright lounge with a front and rear window letting natural light flow in. Wood effect laminate flooring, lovely feature centre light, large walk in storage cupboard. Lounge looks over the front and rear gardens.

### Kitchen

13' 11" x 8' 10" (4.23m x 2.68m)

A welcoming kitchen diner featuring splash back tiles, gas hob, extractor fan, integrated fridge freezer and a space for a washing machine. Plenty of room for table and chairs with a front facing window and uPVC door giving access to the rear garden.

### Bedroom One

14' 1" x 8' 9" (4.29m x 2.66m)

This bedroom is very spacious room with lots of natural light flowing through from front and rear windows. Carpet flooring and a centre light. Lot's of space for free standing furniture.

### Bedroom two

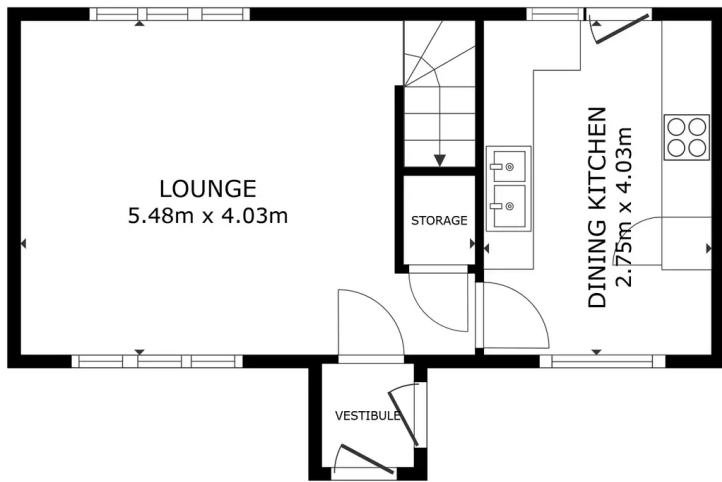
13' 10" x 8' 10" (4.22m x 2.69m)

Fantastic room with a window to the front and rear of the property. Central light fitting, carpet flooring and a radiator.

### Bathroom

Fresh family bathroom with vinyl flooring, centre light, electric shower over bath with a glass screen, sink and W/C. The bathroom also benefits from a handy storage cupboard. Access to floored attic.

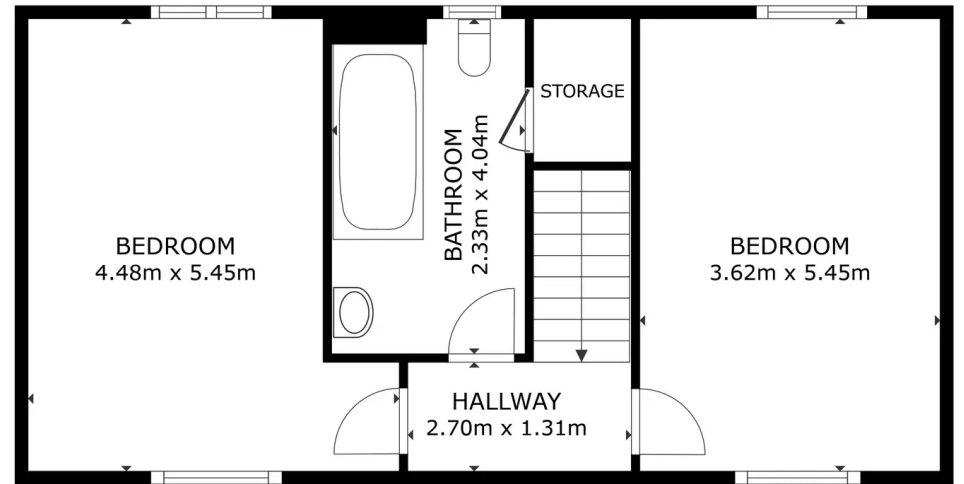




FLOOR 1



GROSS INTERNAL AREA  
 FLOOR 1 35.1 m<sup>2</sup> FLOOR 2 60.0 m<sup>2</sup>  
 TOTAL : 95.0 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1 35.1 m<sup>2</sup> FLOOR 2 60.0 m<sup>2</sup>  
 TOTAL : 95.0 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

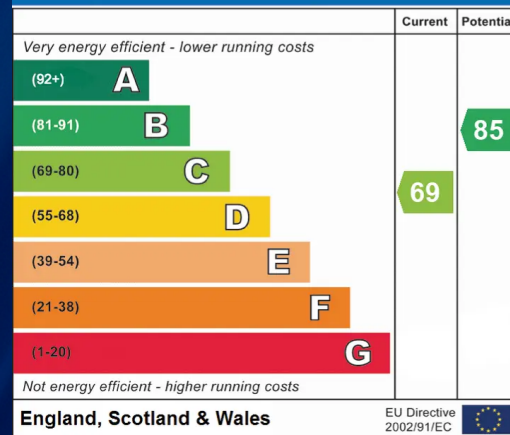


# Scan Here to Download

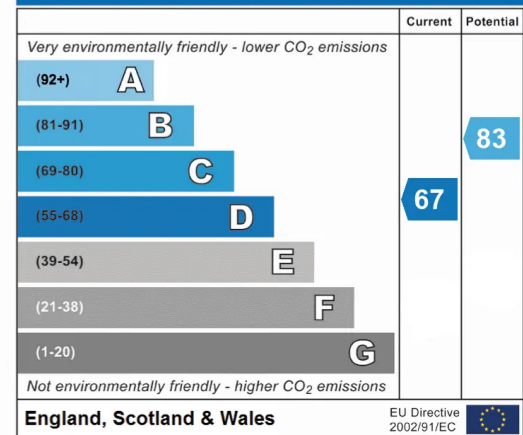


# The Home Report

## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating





## RE/MAX Property

Remax Property, Remax House - EH54 6TS

01506 418555 • [info@remax-livingston.net](mailto:info@remax-livingston.net) • [www.remax-livingston.net](http://www.remax-livingston.net)



Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.