



## 22 Badger Park, Broxburn

Offers Over £310,000





# 22 Badger Park

Broxburn

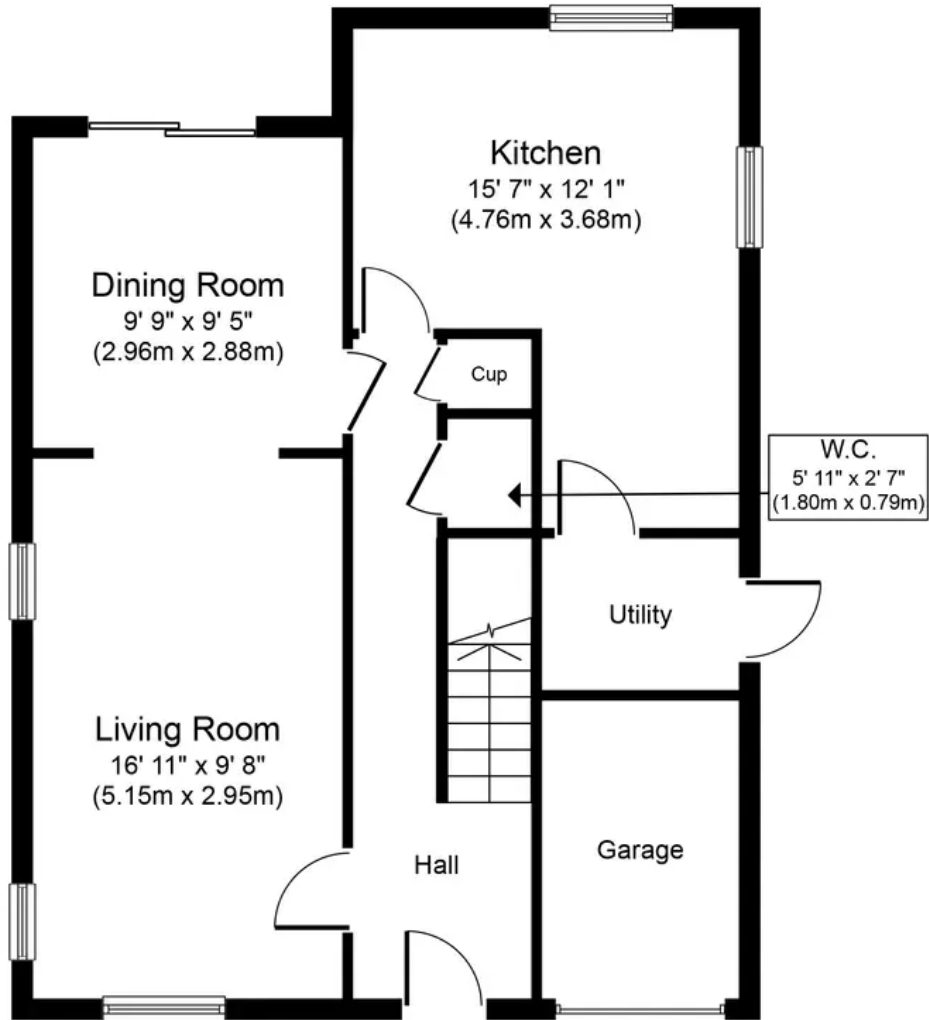
Charming 4-bed detached house in quiet cul-de-sac. Modern living with well-planned layout, ideal blend of convenience and comfort.

Council Tax band: F

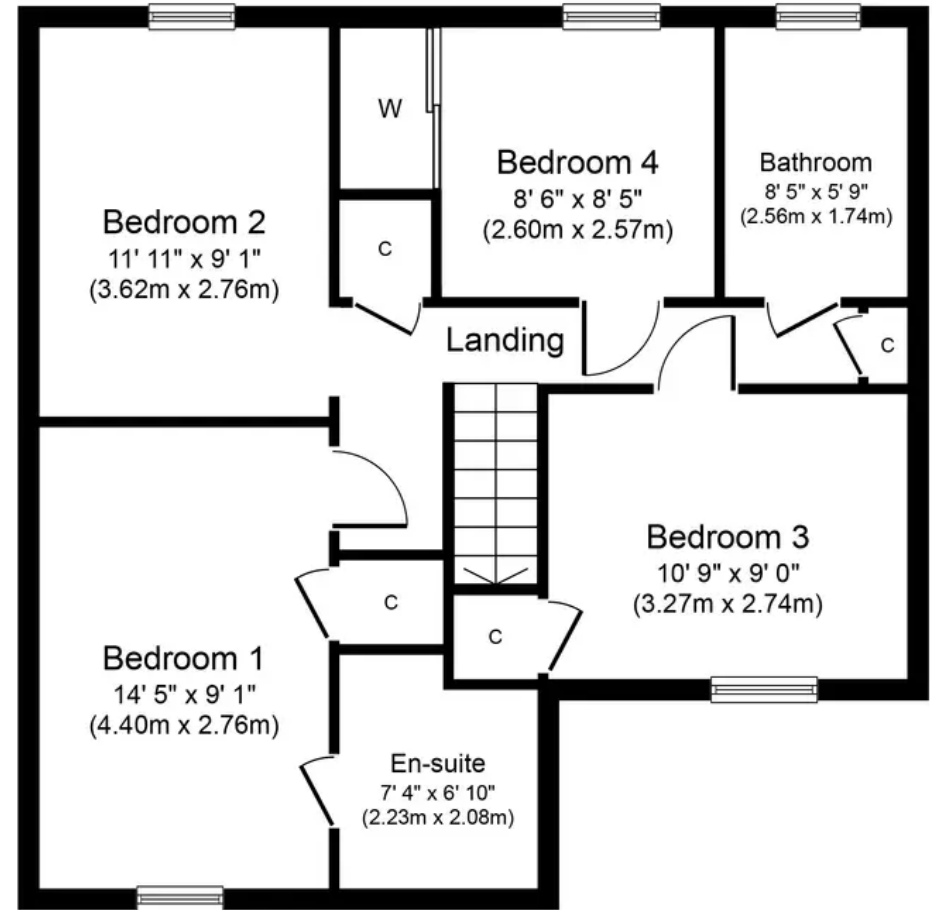
Tenure: Freehold

- Detached House Located In Corner Of Cul-de-sac
- Four Bedrooms - Three With Fitted Wardrobes
- Two Public Rooms
- En- Suite Shower Room
- Dining Kitchen
- Utility Area Added To Rear Of Garage
- Fully Enclosed Rear And Side Facing Garden
- Close To Local Amenities





**Ground Floor**  
**Approximate Floor Area**  
**636 sq. ft.**  
**(59.1 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**656 sq. ft.**  
**(60.9 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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