





Ideally located in a sought-after residential cul de sac, this fabulous detached four-bedroom house offers the pinnacle of contemporary living. Beyond the inviting exterior, one is greeted by an impressive detached garage and a multi-car driveway, ideal for families or those who love to entertain. The interior of the property boasts a fantastic large contemporary kitchen/dining room, perfect for hosting gatherings with loved ones.

Additionally, the downstairs features a sought-after double bedroom and WC, catering to the needs of guests or those seeking ground-floor living. Upstairs, three generous bedrooms offer ample space for relaxation and rest, ensuring comfort for all residents. The private enclosed rear garden is a tranquil retreat, providing a peaceful outdoor oasis for both relaxation and recreation.

Stepping outside, one is immediately struck by the delightful large garden to the rear of the property. This green haven is designed for enjoyment and relaxation, featuring two new patios with paving, perfect for soaking up the sun on those lazy, chilled days. The well-maintained outdoor space offers plenty of room for al-fresco dining, gardening enthusiasts, or simply unwinding in the fresh air. Whether hosting a barbeque with friends or enjoying a quiet morning coffee, the outdoor area provides endless opportunities for enjoyment and outdoor living. Embrace the beauty of nature and the joy of outdoor activities in this charming and peaceful setting, where you can create memories with loved ones for years to come.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Broxburn is a thriving town located 12 miles west of Edinburgh. Local shopping and amenities are available along the main street whilst Livingston Shopping Centre is easily accessible nearby. Regular bus services are available for travel throughout the area, and Broxburn has good direct road links to Edinburgh, Livingston, Linlithgow and Edinburgh Airport, nearby Uphall Station railway provides rail links to Edinburgh and Glasgow.

### Lounge

16' 11" x 12' 6" (5.15m x 3.80m)

Spacious modern lounge entered by french doors consisting of a neutral decor, beautiful engineered wooden flooring with light flowing through from the front facing window which is overlooking the driveway and detached garage.

### Kitchen/Diner

23' 11" x 9' 2" (7.28m x 2.79m)

Very large contemporary Kitchen/Diner complimented with white gloss base and wall units, oak worktops, wooden flooring and integrated double oven with gas burner. This is one of the owners favourite rooms spending vast amount of time cooking and entertaining with family and friends.

### Downstairs Bedroom

9' 3" x 8' 5" (2.82m x 2.56m)

The downstairs double Bedroom which is a welcoming option for guests, in laws or external family wanting to stay for a few days or more. Consisting of wallpaper on one wall, neutral colours along with a grey carpet, large window facing the front driveway and detached garage.

### Downstairs WC

5' 7" x 3' 2" (1.69m x 0.97m)

The very handy stylish downstairs WC is so convenient for the household. Consisting of WC, wash basin unit, cream wall tiles, grey tiled flooring, designer towel radiator, downlights and window to side of property.

### Utility Room

6' 5" x 5' 4" (1.95m x 1.62m)

Utility room consisting of oak worktop, inbuilt cupboard, double glazed window, rear upvc door, wooden flooring with neutral decor.

### Vestibule

4' 7" x 4' 7" (1.39m x 1.40m)

Entry through front door into the vestibule leading into the hallway.



**Primary Bedroom** 14' 0" x 9' 7" (4.26m x 2.92m)

Very large Primary Bedroom with colour painted walls, grey woollen carpet, inbuilt cupboard, window facing front of property and door leading to the en-suite.

**Bedroom** 19' 9" x 9' 2" (6.02m x 2.79m)

Very large double Bedroom which is rare to find. Decorated with neutral colours, grey woollen carpet, inbuilt cupboard with a window to the front and a Velux window to rear .

**Bedroom/Office** 8' 0" x 6' 11" (2.43m x 2.11m)

Bedroom or office with neutral colours, grey carpet and Velux window .

**Bathroom** 7' 1" x 6' 0" (2.17m x 1.82m)

Stylish spacious modern bathroom consisting of bath, shower, WC with designer sink and cabinets for handy storage. Grey vinyl flooring and wall panelling along with a Velux window .

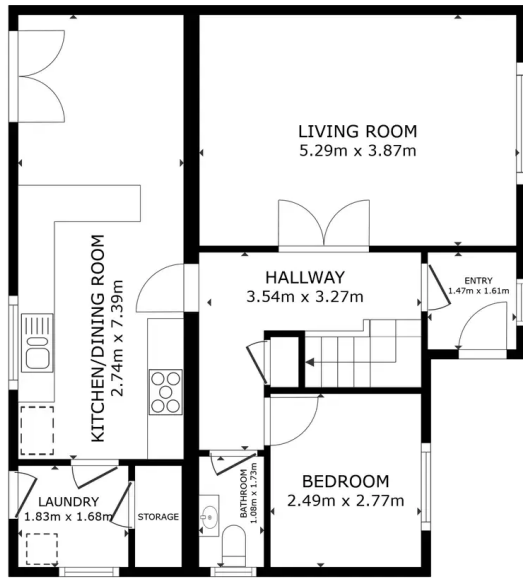
**En-Suite** 6' 9" x 9' 2" (2.06m x 2.79m)

Fantastic spacious en-suite consisting of WC, basin and shower cubicle with light flooding through the Velux window.

**Hallway** 12' 3" x 3' 11" (3.74m x 1.20m)

Spacious hallway with neutral colours and wooden flooring.

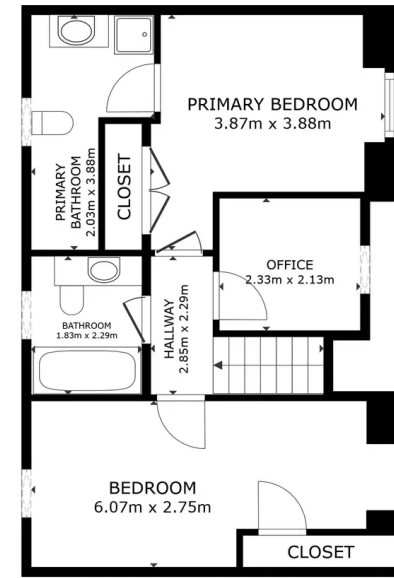




FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 69.4 m<sup>2</sup> FLOOR 2 51.8 m<sup>2</sup>  
 TOTAL : 121.1 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 69.4 m<sup>2</sup> FLOOR 2 51.8 m<sup>2</sup>  
 TOTAL : 121.1 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





**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.