



Flat 6d, 6 Greendykes Road, Broxburn

In Excess of £135,000



**RE/MAX**  
Estate



## Flat 6d

6 Greendykes Road, Broxburn

Joe Beattie with RE/MAX estates welcomes this unique and spacious flat in Broxburn with an open-plan kitchen/lounge, 2 bedrooms and 3 bathrooms, move-in ready with optional appliances and furniture.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



### Entrance hallway

The entrance hall features carpet flooring, a radiator, and two center lights, creating a welcoming space. It provides access to both bedrooms, the kitchen/lounge, and the bathroom. Additionally, there is a large cupboard for storage and plenty of room for jackets and coats.

### Bedroom 1

12' 3" x 10' 5" (3.74m x 3.17m)

This room features two large rear-facing windows that provide ample natural light, complemented by a cosy carpet and a radiator for warmth. It has a centre hanging light and offers a generous space for freestanding furniture. A big sliding double-door mirrored wardrobe provides excellent storage capacity. Currently used as a home office, the room could easily be converted into a second bedroom and also offers convenient access to the en suite.

### En suite 1

6' 6" x 4' 9" (1.99m x 1.46m)

This bathroom features an extractor fan, laminate flooring, and a radiator for comfort. Center lighting brightens the space, which includes an electric shower with closing glass doors, a sunk-in sink with a mixer tap, and a toilet. Additionally, there is cupboard storage for added convenience.

### Kitchen/Lounge

20' 4" x 12' 2" (6.21m x 3.72m)

The space features four large front-facing windows, allowing for plenty of natural light. The kitchen boasts laminate flooring, while the lounge area is finished with a cosy carpet. There are two radiators for warmth, along with center spotlighting and a hanging light for added ambiance. The large open-plan kitchen/diner offers ample space for freestanding furniture, with a composite sunk-in sink and mixer tap, a four-ring gas hob with an extractor fan, and plenty of cupboard storage. All appliances and furniture can be gifted if desired, providing a move-in ready living experience.





### **Bathroom**

4' 4" x 3' 10" (1.31m x 1.16m)

The bathroom features laminate flooring, a radiator for warmth, and center lighting for a bright atmosphere. It includes a toilet, a sink with a tap, and an extractor fan to maintain ventilation.

### **Bedroom 2**

10' 0" x 9' 1" (3.06m x 2.78m)

The large double bedroom features two spacious clear rear-facing windows that let in natural light, complemented by a cosy carpet. It includes a radiator for warmth, as well as center lighting for a welcoming atmosphere. The room is equipped with a large glass mirror sliding door wardrobe offering plenty of storage space. Additionally, the bedroom provides access to the en suite bathroom and the hallway, making it both functional and convenient.

### **En suite 2**

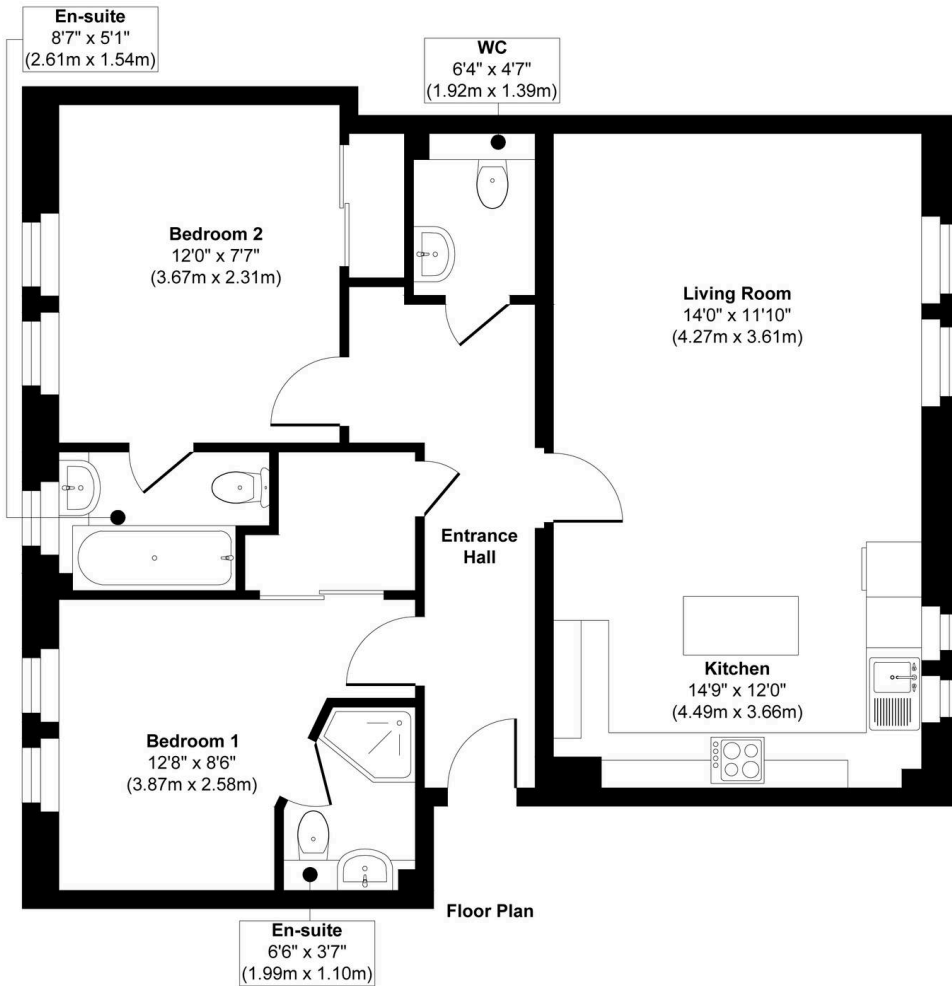
8' 7" x 5' 1" (2.61m x 1.54m)

The bathroom features an opaque window for privacy, laminate flooring, and a radiator for warmth. Center lighting provides a bright ambiance, while the space includes a toilet and a sunk-in bath with a mixer tap, as well as an electric shower for convenience. Additionally, there is under-sink cupboard storage for added practicality.





## 6 Greendykes Road



**Approx. Gross Internal Floor Area 807 sq. ft / 75.00 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>82</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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