



29 Rashierig, Broxburn

Offers in Region of £170,000



This modern 2-bedroom terraced house boasts a sleek and contemporary design throughout. As you step inside, you are greeted by a spacious living room that faces the front of the house, featuring a futuristic accent wall, creating a sophisticated ambience. The hidden understairs storage cupboard, cleverly concealed behind an art piece near the corner sofa, offers practicality without compromising on style. High gloss wooden flooring flows seamlessly through the property, complementing the modern aesthetic. The kitchen, only 2 years old, is a culinary enthusiast's dream with high-spec finishes, fully integrated Samsung appliances, and an American-style fridge freezer. The designer radiator in the dining area and bespoke solid oak stairs add a touch of luxury to the space. The property also features a modern family bathroom with a shower over the bath-tub, along with 2 storage cupboards, 2 built-in wardrobes, and a partially floored loft space accessible from the landing. Additionally, the spacious garden with decking and ambient lighting provides a perfect outdoor retreat, with all furniture included in the price for a seamless move-in experience.

Outside, the property offers a well-proportioned and meticulously designed private garden that faces south, ensuring plenty of sunlight throughout the day. Accessible from the kitchen/dining area, the garden features a generously sized decking area with a small table, 4 chairs, and a hanging egg chair, ideal for alfresco dining and relaxation.

A raised decking path on the left side leads to the rear gate and bin area, enhancing accessibility. A spacious and well-maintained garden shed tucked away in the back corner provides additional storage solutions. On the right side of the garden, a lush grass area with decorative plants along the fence offers privacy and a serene outdoor atmosphere. Completing the outdoor space is a small front garden with private parking allocated exclusively for residents, adding convenience to daily life.

Embrace modern living and outdoor tranquillity in this stylish property that seamlessly combines contemporary design with practicality and comfort.

Located in well sought-after part of Broxburn, with easy access links to Edinburgh and Glasgow.

Living Room

12' 11" x 13' 2" (3.94m x 4.01m)

Spacious, modern and bright, recently renovated living room, with futuresque wall with spot lights, making perfect space to relax after long day for entire family. Extra understairs storage available for all bits and bobs - currently concealed with art piece, behind the corner sofa.

Kitchen dinner

16' 1" x 8' 0" (4.91m x 2.45m)

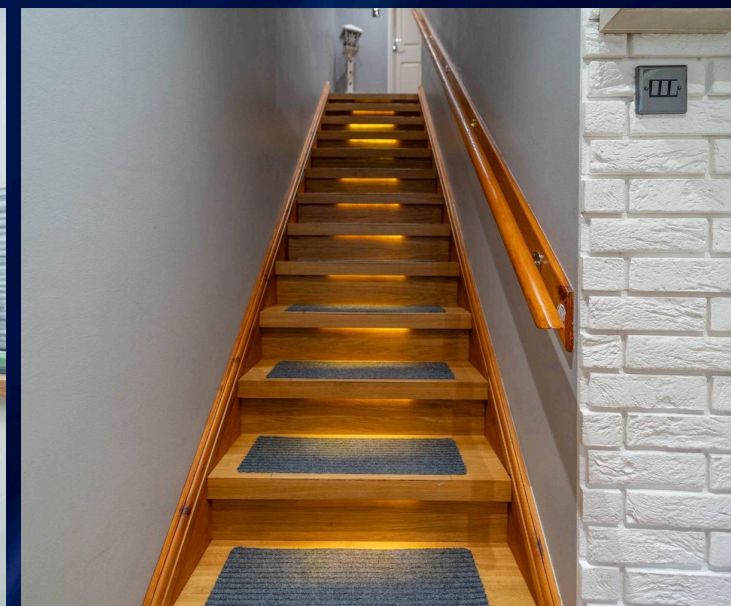
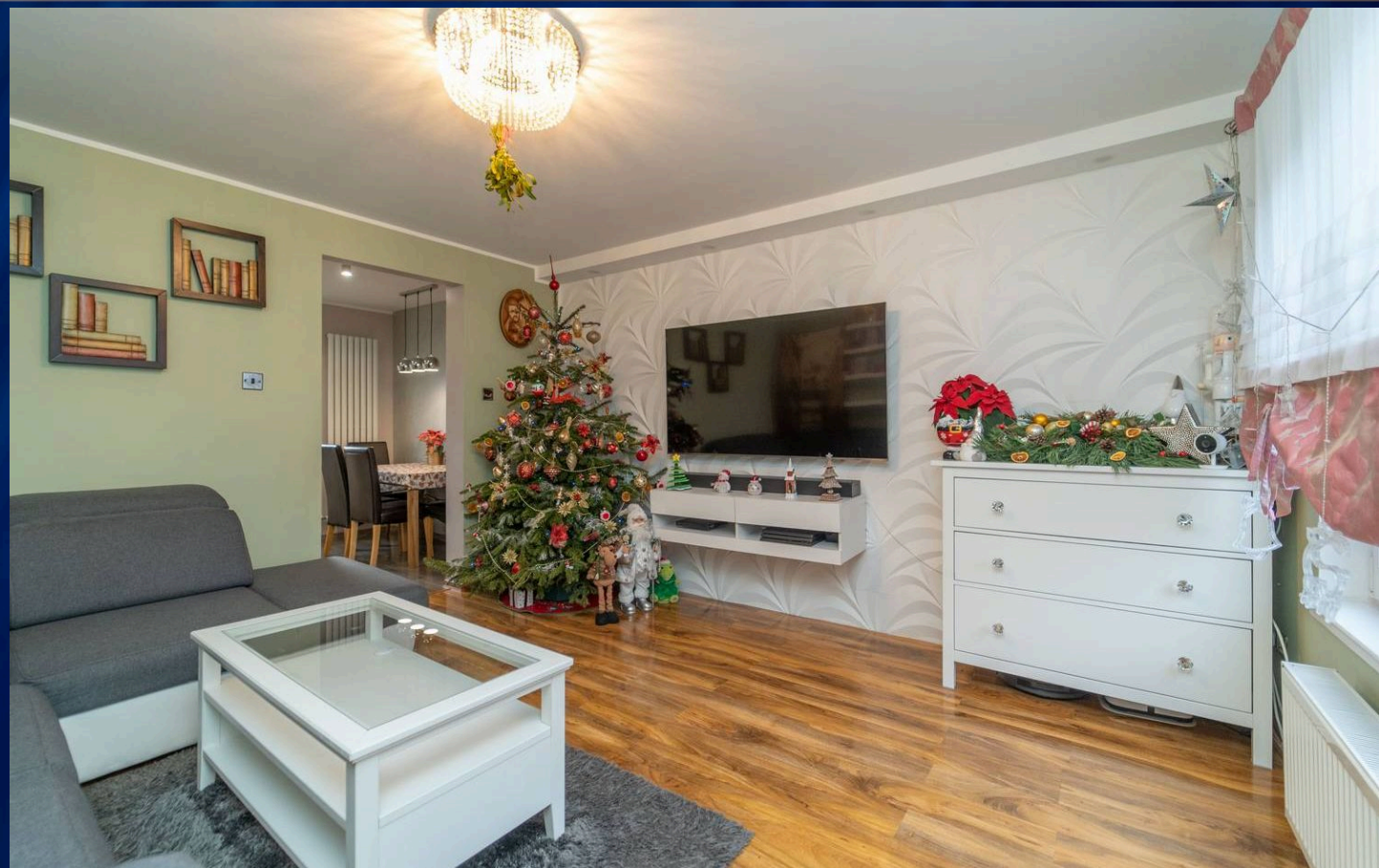
Spacious and well designed kitchen dinner area, including table with 4 chairs and designer radiator. 2 years old, fully integrated kitchen with all appliances - Samsung induction hob, oven, microwave and American style fridge freezer, as well as dishwasher and washing machine.

reception

Reception area finished in modern, yet minimalistic way, with bespoke Oak stairs with warm lighting for extra welcoming touch.

Landing

Landing finished in neutral colour scale and hardwood flooring, providing access to both bedrooms, family bathroom and spacious upstairs storage cupboard.



Family bathroom

7' 8" x 5' 7" (2.34m x 1.70m)

Modern family bathroom, which has been fully renovated only 3 years ago, finished in neutral colours, includes integrated under sink storage, bath with a shower.

Master Bedroom

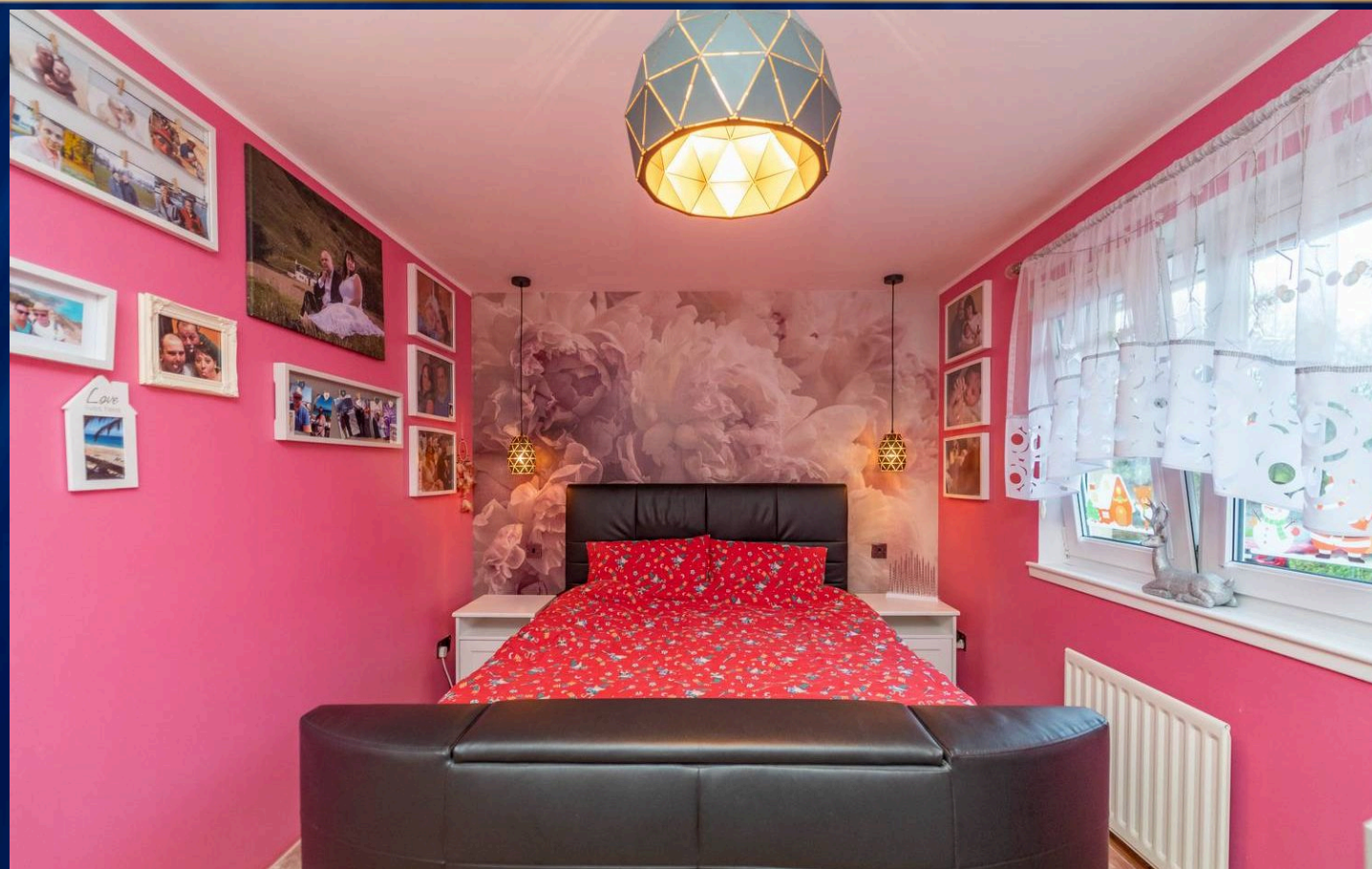
14' 1" x 9' 0" (4.28m x 2.74m)

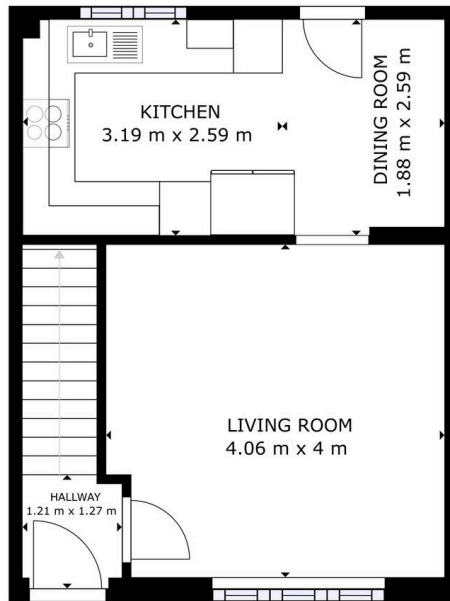
Spacious master bedroom, facing front of the house, with high quality finish. Bespoke ceiling bedside lights, to create that perfect mood to relax. Built in wardrobe with mirrored, sliding doors, and cupboard give you extra space to keep anything you need.

Bedroom

9' 3" x 8' 1" (2.83m x 2.47m)

Spacious and full of natural daylight bedroom, which oversees back garden, will be ideal for children's bedroom or guest room, with built in wardrobe bringing even more storage space.



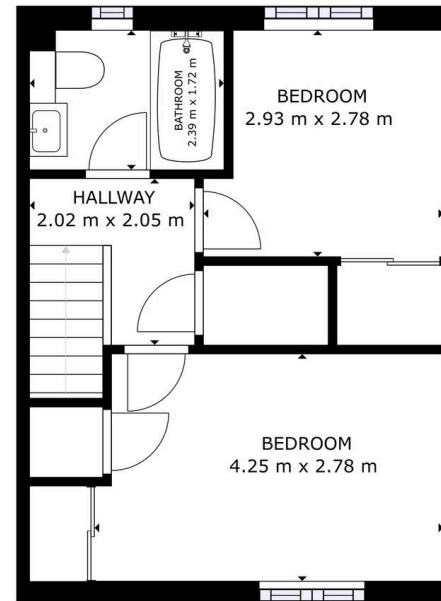


FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1: 34.52 m²; FLOOR 2: 35.27 m²
 TOTAL: 69.79 m²

MEASUREMENTS ARE APPROXIMATE. ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1: 34.52 m²; FLOOR 2: 35.27 m²
 TOTAL: 69.79 m²

MEASUREMENTS ARE APPROXIMATE. ACTUAL MAY VARY.





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