



RE/MAX
Estates



73 Pyothall Road, Broxburn

Offers Over £260,000



73 Pyothall Road

Broxburn, Broxburn

Spacious 4-bedroom bungalow with limited lending (Dorin style). Large lounge, dining room, kitchen, bathroom, ample storage, access to amenities. Images digitally staged. Freehold property.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Hallway

14' 4" x 4' 4" (4.37m x 1.31m)

This L-shaped hallway features a charming vestibule-style entrance, enhanced by an attractive split wooden door that opens into a warm and welcoming space. From here, access is provided to all four bedrooms, the bathroom, lounge, and kitchen, ensuring a practical and well-connected layout. The laminate flooring adds a stylish touch, complemented by a central light fixture for a bright ambiance. A convenient storage cupboard completes this functional and inviting hallway.

Lounge

18' 8" x 14' 0" (5.68m x 4.27m)

This spacious lounge boasts plenty of natural light, streaming in through a large bay-style front window and a side window, creating a bright and inviting atmosphere. The laminate flooring adds a modern touch, while a radiator ensures warmth and comfort. A central ceiling light provides additional illumination, and the room offers convenient access to both the hall and dining room.

Kitchen

13' 9" x 8' 8" (4.19m x 2.64m)

This well-proportioned, fully equipped kitchen features a rear-view window that brings in natural light, creating a bright and functional space. It offers convenient access to both the utility room and the main hall. The kitchen is fitted with a gas hob and oven, complete with an extractor fan, as well as space for a dishwasher and an American-style fridge freezer. A stainless steel sink with a drainer and mixer tap adds to the practicality, while numerous storage cupboards provide ample space for kitchen essentials, ensuring a well-organized and efficient cooking area.

Utility Room

11' 2" x 5' 10" (3.41m x 1.78m)

This well-designed laundry/utility room, located just off the kitchen, offers excellent functionality and convenience. A PVC door with a side panel window allows natural light to brighten the space while providing easy access to the rear garden. There is ample room for both a washing machine and a tumble dryer, along with dedicated space for coats and jackets.





Bedroom 1

13' 2" x 11' 5" (4.01m x 3.49m)

This spacious primary bedroom boasts a large front-view window overlooking the garden, allowing plenty of natural light to fill the room. The laminate flooring adds a modern touch, while three generously sized storage-style wardrobes provide ample space for organization. A central light fixture ensures a bright and airy feel, complemented by a radiator for warmth and comfort. With plenty of room for freestanding furniture, this bedroom offers both style and versatility.

Bedroom 2

13' 4" x 9' 6" (4.06m x 2.90m)

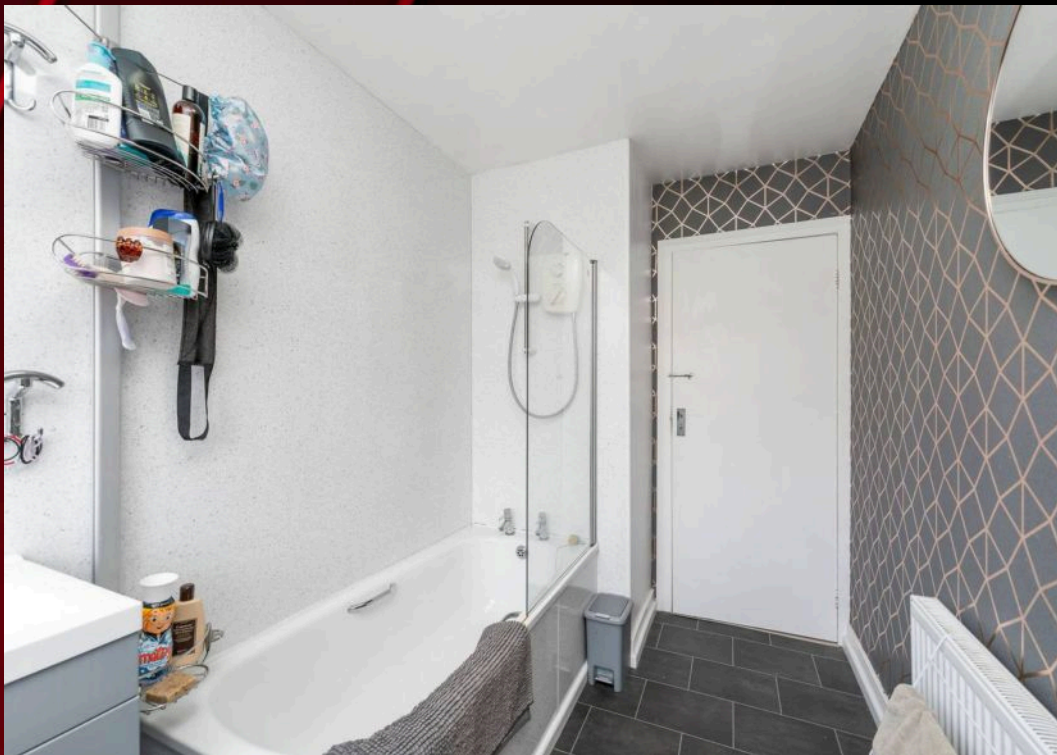
This well-proportioned second bedroom features a large front-view window that fills the space with natural light, creating a bright and welcoming atmosphere. The laminate flooring adds a modern touch, while a central light fixture ensures even illumination. Two generously sized storage-style wardrobes provide ample space for organization, and a radiator offers warmth and comfort. With plenty of room for additional furniture, this bedroom is both practical and versatile.

Front Garden

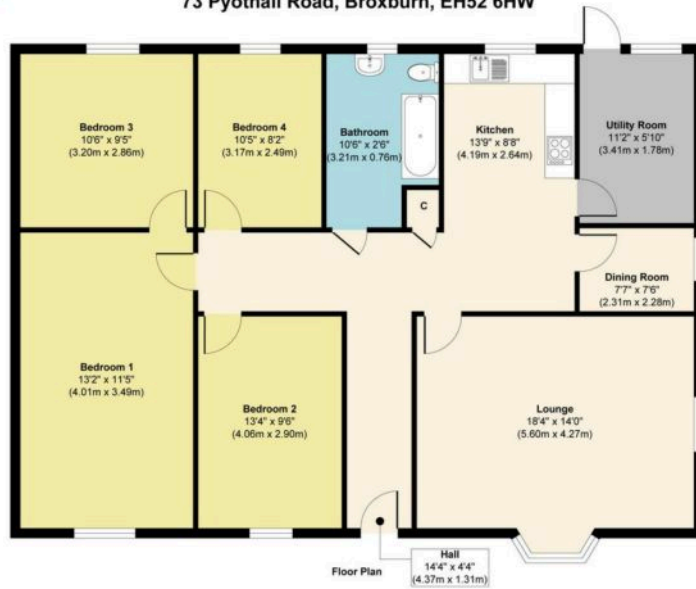
The front garden is generously sized and fully enclosed, offering both privacy and curb appeal. A charming feature wall and front gate enhance its character, while the space is primarily laid with decorative chipping stones for easy maintenance. Mature plants and shrubs add greenery and depth, creating a welcoming and well-presented outdoor area.

Rear Garden

This extensive rear garden offers a perfect blend of style and practicality, featuring a spacious artificial lawn area for low-maintenance greenery. A dedicated patio space provides an ideal spot for outdoor seating and entertaining, while a bordered area with mature trees and shrubs adds natural beauty and privacy. Paving surrounds the property, ensuring easy access and a well-kept appearance throughout.



73 Pyothall Road, Broxburn, EH52 6HW



Approx. Gross Internal Floor Area 1406 sq. ft / 130.65 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+) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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