



18 Badger Brook, Broxburn
Broxburn



Offers Over £330,000



18 Badger Brook

Broxburn, Broxburn

Nestled in the sought-after neighbourhood, and behind the inviting characterful exterior, this stunning 4-bedroom detached house exudes luxury and style at every turn. The meticulously maintained property presents a flawless combination of elegant finishes and a spacious layout, creating the epitome of stylish family living. With a wealth of generous accommodation, the focal point of the home is the sunny aspect Family Lounge, bathed in natural light from dual aspect box window and patio doors leading to the delightful rear garden, providing the perfect backdrop for both relaxation and entertaining. The sociable open-plan Kitchen/Diner is ideal for gathering with loved ones. The lower-level WC showcases a blend of modern convenience and timeless design. The property also features a useful Utility Room which also offers immediate access to the rear garden. Ascending the staircase to the upper level, the Master Bedroom is a tranquil retreat, featuring fitted wardrobes and a stylish upgraded En-suite, offering a private sanctuary within the home. Two additional well proportioned Double Bedrooms both offer fitted wardrobe storage with the fourth Bedroom offering ample space for a configuration of single furniture. Completing the luxurious feel of this home is the main Bathroom which is as equally impressive boasting a recently installed contemporary designed three piece suite.

Step outside to discover a true outdoor haven that compliments the interior beauty of the property. The fully enclosed rear garden beckons



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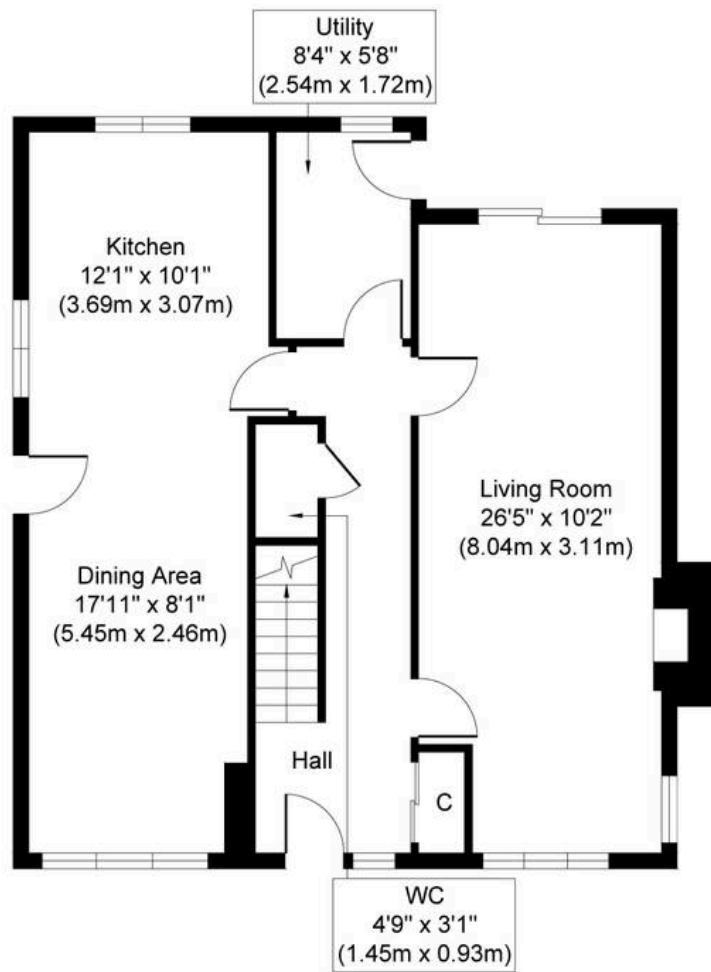
Viewing is indeed paramount to experience this exceptionally well presented and luxuriously upgraded 4-bed Detached house in sought-after area. Stylish family living with spacious layout.

- Four Bedroom Detached Villa offering spacious layout - elegant finishes - truly walk-in ready appeal
- Inviting sunny aspect Family Lounge featuring dual aspect windows
- Sociable open-plan Kitchen/Diner
- Highlights include: Recently installed Family Bathroom, En-suite and Lower Level Wc
- Master Bedroom boasts fitted wardrobes and stylish upgraded En-suite
- Fully enclosed private landscaped rear garden
- Double Monoblock Driveway

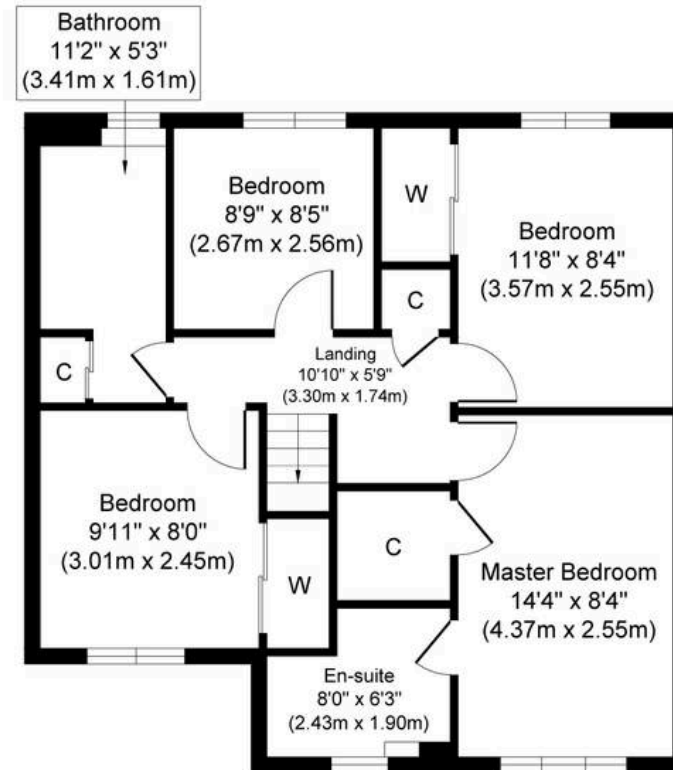








Floor 1
Approximate Floor Area
719 sq. ft
(67.00 sq. m)



Floor 2
Approximate Floor Area
628 sq. ft
(58.00 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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