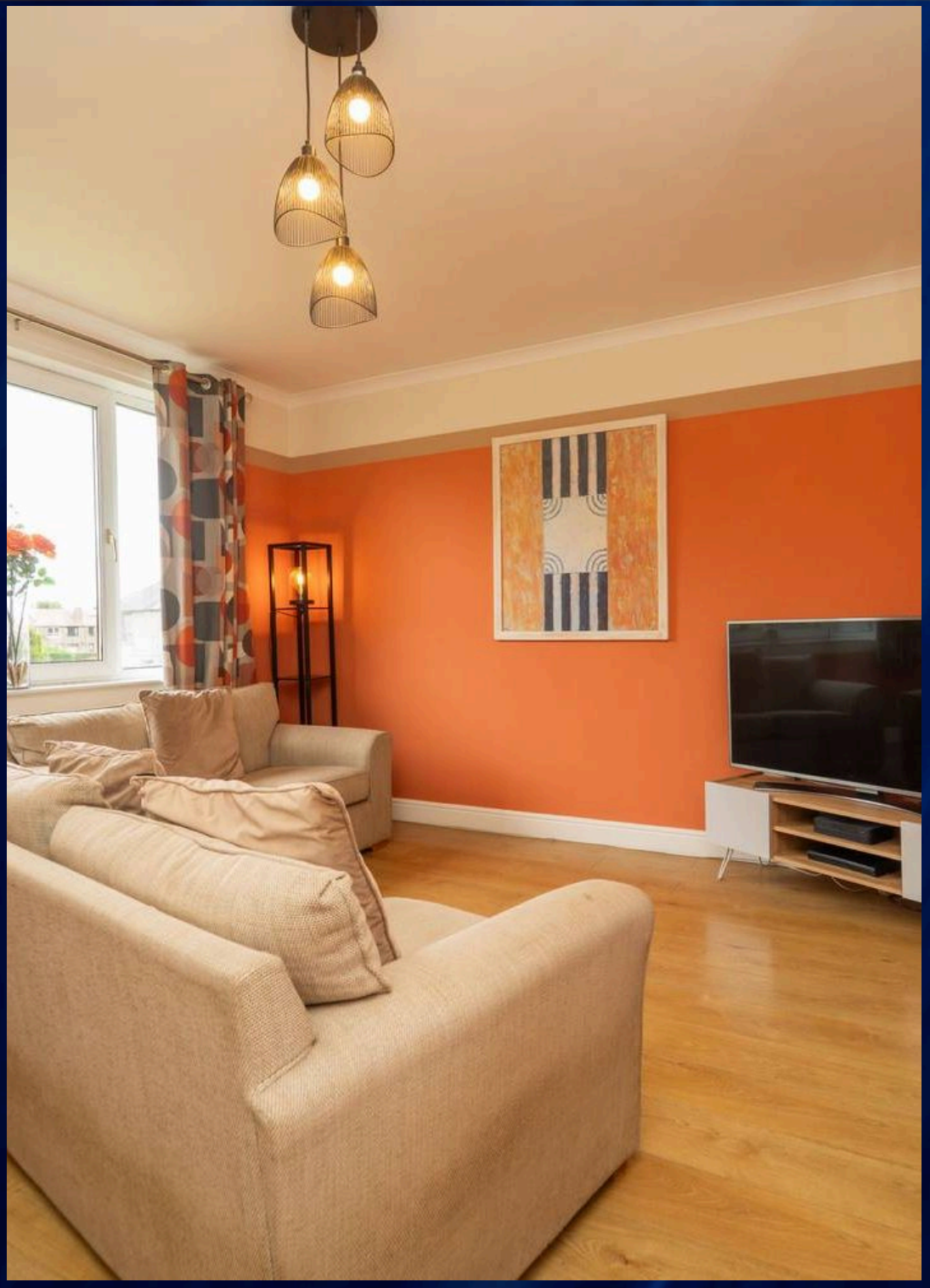
RE/MAX Property

39 Cardross Avenue, Broxburn

Offers Over **£119,000**



Derrick Mooney & RE/MAX Property welcomes you to this charming, well-presented 2-bed upper villa that is in walk-in condition. Boasting a private driveway, this cosy house features gas central heating and double glazing. Discover the spacious interior with a lovely lounge, a modern kitchen, and two comfortable bedrooms. The fully enclosed large rear garden is perfect for outdoor activities and relaxation.

Situated in an excellent location, this property offers convenient access to amenities, schools, and transport links. Whether you're a first-time buyer or looking to downsize, this home is a fantastic opportunity!

Council Tax band: A

Tenure: Freehold

Broxburn offers an excellent range of local shopping and leisure facilities and a sports centre. Nursery, primary and secondary schooling are also provided. Livingston is only a short drive away, with more shopping opportunities provided by a wealth of shops housed in The Centre and Designer Outlet. For the commuter there is easy access to the central Scotland motorway network, rail links to Edinburgh and Glasgow are also very close by.

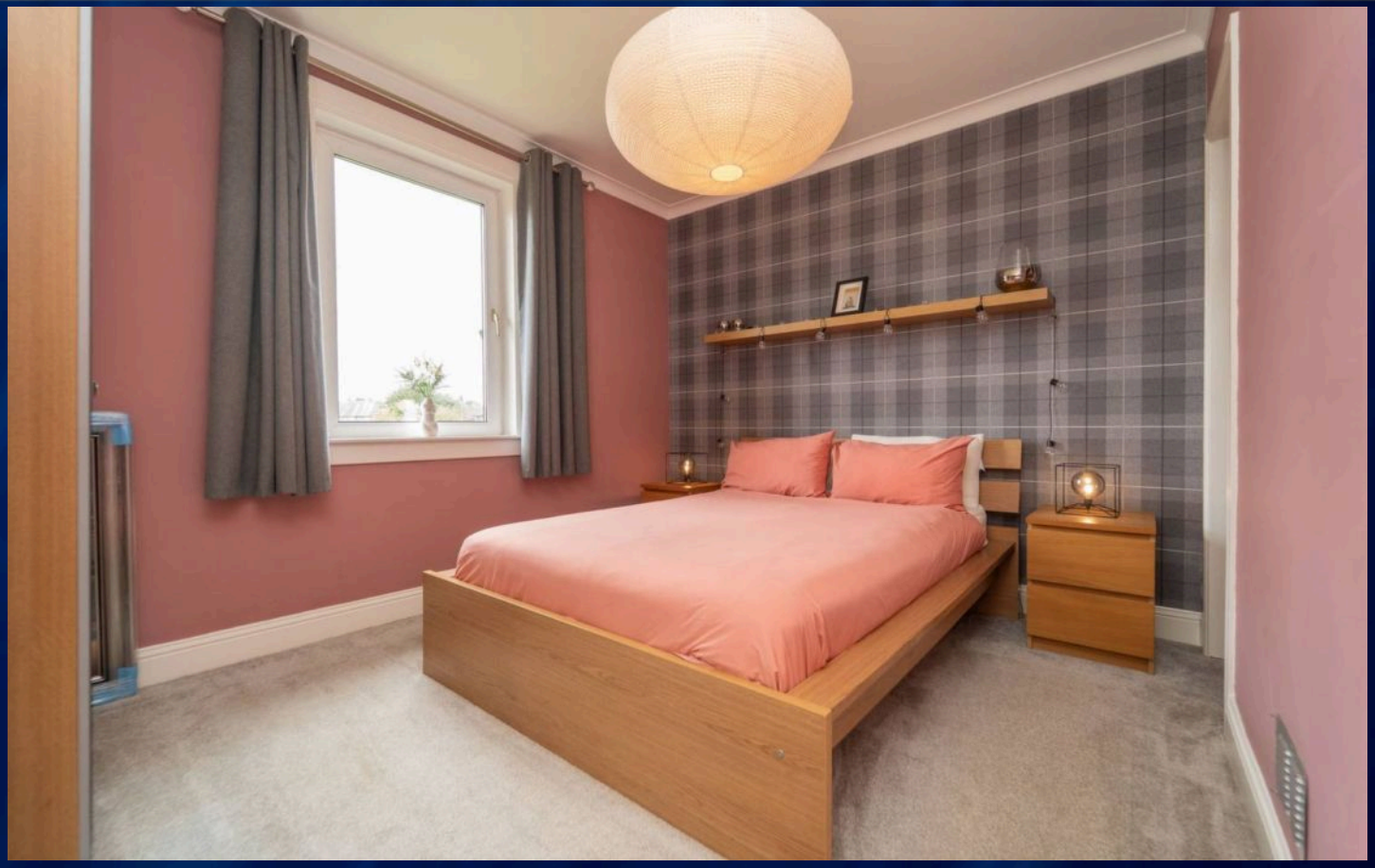
Lounge
13' 11" x 12' 4" (4.23m x 3.75m)
This spacious contemporary lounge has a feature fireplace, laminate flooring, neutral decor and a large window that floods the room with natural light.

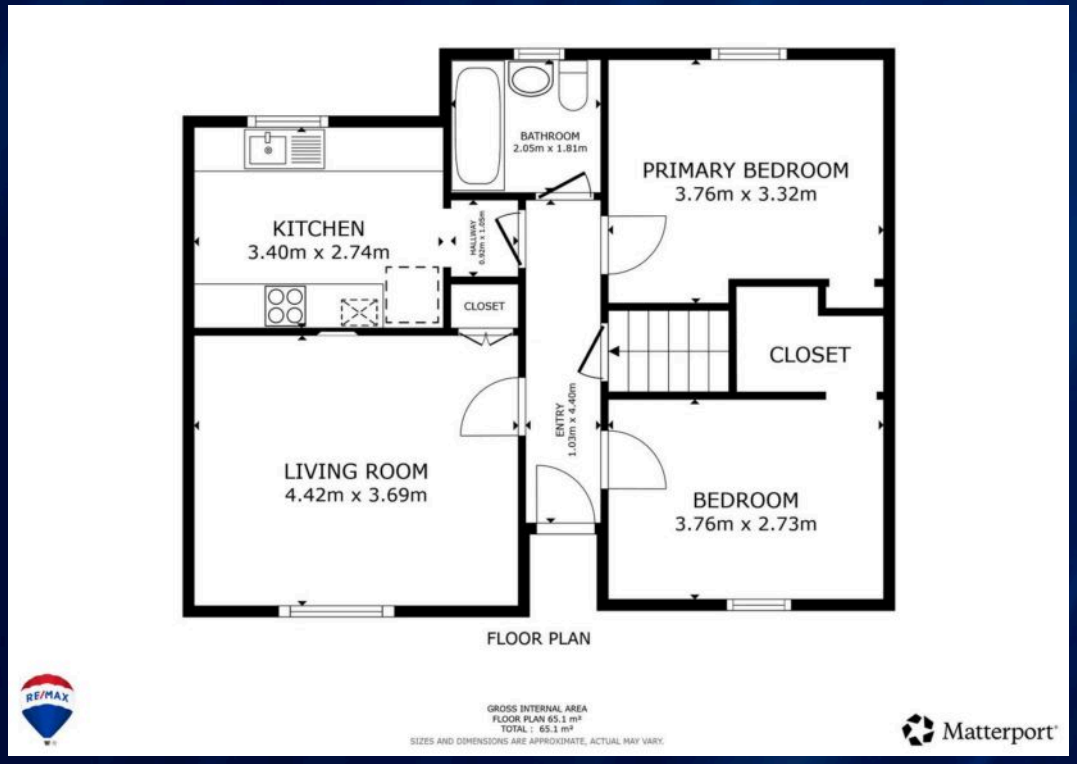
Kitchen
10' 9" x 7' 0" (3.27m x 2.13m)
Stylish kitchen consisting of a gas hob, electric oven, extractor fan benefitting with ample wall and base units along with laminate flooring and window overlooking the large fully enclosed garden.

Double Bedroom
12' 1" x 10' 10" (3.68m x 3.31m)
This spacious double bedroom has a plush grey carpet, neutral decor, inbuilt storage area and a window overlooking the large garden.

Family Bathroom
6' 4" x 5' 10" (1.93m x 1.77m)
Beautiful bathroom comprising of toilet, basin, mixer tap, bath with overhead shower, wall tiles , vinyl flooring and an opaque window.

Double Bedroom
12' 1" x 8' 11" (3.69m x 2.71m)
Another good sized Double Bedroom with built-in storage space and a front facing window. Laminate flooring, bedside units and a double wardrobe with mirror.





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 65.1 m²
TOTAL : 65.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

RE/MAX Property

Remax Property, Remax House - EH54 6TS

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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.