



74 Parklands, Broxburn

£255,000



74 Parklands

Broxburn, Broxburn

Detached Property Three Bedroom Property Drive & Garage

This very spacious three-bedroom detached property is located in the popular Parklands area of Broxburn.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Vestibule

A welcoming entrance featuring a sliding door leading to the main hallway, with carpeted flooring throughout. A front-facing window allows plenty of natural light, complemented by a central ceiling light. The space also includes a half-glazed wooden door and offers generous room for coats, jackets, and shoes.

Entrance Hall

The spacious entrance hall features carpeted flooring and a central ceiling light, creating a bright and welcoming feel. It benefits from a large walk-in storage cupboard, providing excellent space for coats and household storage. The hall offers access to the lounge, the upper level, and the vestibule, making it a practical and well-connected area of the home."

Kitchen /Family Room

19' 8" x 17' 5" (5.99m x 5.31m)

"The large extended open-plan kitchen incorporates a generous family area, making it ideal for modern living. The well-equipped kitchen includes an oven and grill, electric hob with extractor fan, integrated fridge and freezer, and a round bowl sink with drainer and mixer tap. A handy breakfast bar provides additional dining space, while a rear-facing window and glazed door allow an abundance of natural light to flood the room. A set of ceiling spotlights and laminate flooring complete this bright and spacious kitchen.

Lounge /Diner

24' 4" x 10' 8" (7.41m x 3.25m)

The large open-plan lounge and dining area is a superb, versatile space offering ample room for freestanding furniture as well as a dining table and chairs. The room features carpeted flooring, two attractive feature ceiling lights, and radiators for comfort. Access is provided to both the hallway and the kitchen, while a front-facing window allows plenty of natural light, further enhanced by internal glazed doors that add to the bright and open feel.





Family Area

8' 9" x 9' 5" (2.67m x 2.88m)

A fantastic space for family living, featuring a large rear-facing window that floods the room with natural light. The room is finished with laminate flooring and a central ceiling light, offering a bright and versatile living area with direct access to the rear garden.

Shower Room

6' 3" x 6' 1" (1.91m x 1.86m)

A good-sized modern shower room finished with fully tiled walls and vinyl flooring. The room features a heated chrome towel rail, a contemporary vanity unit with sink and mixer tap, and a WC. Completing the space is a large walk-in glass shower cubicle fitted with a mains-powered shower, creating a stylish and practical shower room.

Bedroom One

13' 7" x 8' 11" (4.15m x 2.71m)

A good-sized double bedroom featuring a front-facing window that allows ample natural light. The room is finished with carpeted flooring, a radiator, and a central ceiling light, and benefits from fitted double wardrobes providing excellent storage."





Bedroom Three

10' 5" x 8' 1" (3.18m x 2.47m)

Good-sized third bedroom featuring a front-facing window that allows plenty of natural light. The room is finished with carpeted flooring and a central ceiling light and includes a single fitted wardrobe for storage. Currently used as a home office, this versatile room can easily be adapted to suit a range of needs."

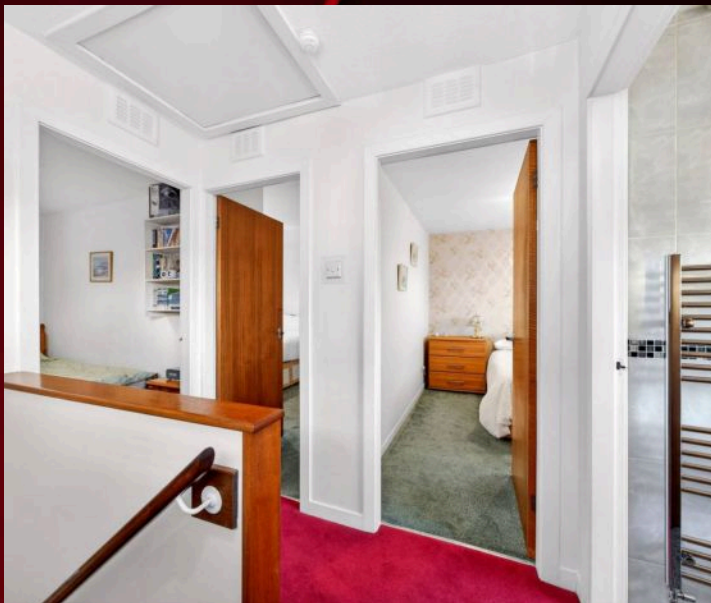
Stairs & Landing

The staircase and upper landing benefit from a side-facing window that allows natural light to flood the area. Finished with carpeted flooring and a central ceiling light, the landing provides access to all three bedrooms, the shower room, and the attic space

Bedroom Two

10' 3" x 10' 8" (3.12m x 3.24m)

Spacious second double bedroom featuring a rear-facing window, soft carpet flooring, large double fitted wardrobes, a radiator, and a central ceiling light.





REAR GARDEN

Fantastic fully enclosed rear garden featuring a patio area, decorative walling, greenhouse (gifted by the owner), and a garden shed. The garden also offers access to the garage and the added bonus of dog kennels or covered-in storage. Mature shrubs and trees add colour and interest, creating a versatile and attractive outdoor space.

FRONT GARDEN

The front of the property is bordered by a mature hedge and leads to the side garden, which features established shrubs, is mainly laid with decorative chipping stones, and is secured with an attractive wrought iron gate.

GARAGE

Single Garage

Excellent garage suitable for vehicle parking or additional storage, featuring an up-and-over door and a small workshop area to the rear. The garage further benefits from a rear window and rear access door.

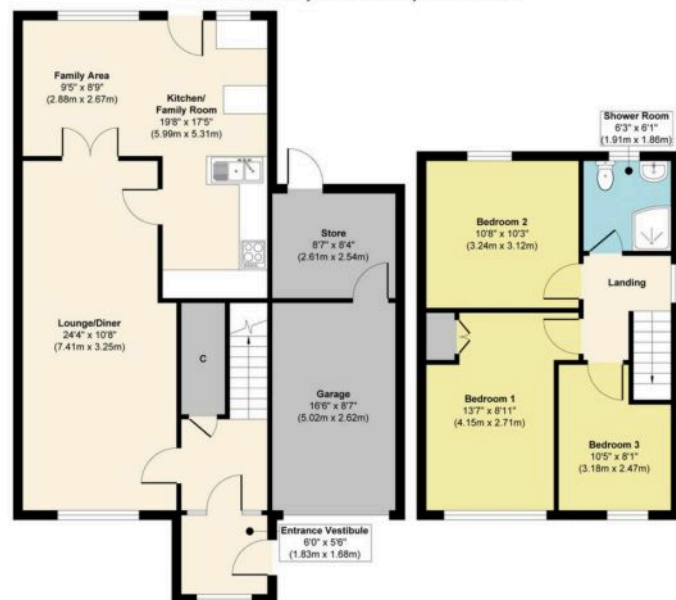
DRIVEWAY

3 Parking Spaces

Very large, low-maintenance monoblock driveway to the front of the property, providing ample off-street parking for several vehicles.



74 Parklands, Broxburn, EH52 5RD



Ground Floor
Approximate Floor Area
813 sq. ft.
(75.56 sq. m)

First Floor
Approximate Floor Area
415 sq. ft.
(38.53 sq. m)

Approx. Gross Internal Floor Area 1228 sq. ft / 114.09 sq. m (Including Garage)

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	77
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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	63	72
England, Scotland & Wales	EU Directive 2002/91/EC	



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