

Derrick Mooney & RE/MAX Property are over the moon to welcome you to this stunning extended four bedroom semi-detached house which offers an exceptional standard of living in a sought after location. The property is presented in true move-in condition and boasts all 1's on the Home Report, ensuring peace of mind for prospective buyers. Upon entering, you are greeted by a spacious and welcoming hallway that leads to a large modern lounge, perfect for relaxing or entertaining guests. The heart of the home is the gorgeous contemporary kitchen with a generous dining area, ideal for family meals and gatherings. A stylish sun room provides an additional versatile living space, filled with natural light and offering a tranquil retreat. Upstairs, you will find four well-proportioned bedrooms, including a primary with a beautiful en-suite, while the main bathroom is finished to a high standard with modern fittings. Every room has been thoughtfully decorated with a fresh, neutral palette to suit a variety of tastes. Early viewing is highly recommended to fully appreciate the quality and style of this exceptional home.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Broxburn is a thriving town situated on the Eastern fringe of West Lothian. The traditional town centre offers an impressive array of shops, restaurants and bars with a wider range of amenities available in the nearby town of Livingston. Within the town there is a library, sports centre and the picturesque Almondell Country Park is a short drive away. The town has a good range of schools from nursery to senior level and West Lothian College of Further Education is located in nearby Livingston. Ideally situated for the commuter, nearby Uphall Station provides a regular rail link to both Edinburgh and Glasgow and the nearby M8 and M9 motorways provide road access to most parts of Central Scotland. Public transport is at a premium as the property is near direct bus services into centre of Edinburgh, Edinburgh Airport and the tram line.

Lounge

23' 8" x 13' 4" (7.21m x 4.07m)

This impressive, extended contemporary lounge offers a bright and spacious living environment, beautifully finished with wooden flooring and crisp white walls. Designed to maximise natural light, the room features two large windows to the front and a further two thoughtfully designed windows to the side, flooding the space with daylight throughout the day.

Kitchen/Dining Room

26' 11" x 10' 10" (8.21m x 3.31m)

The stylish kitchen is fitted with ample gloss white base/wall units, offering a clean and contemporary finish with generous storage. Well equipped for modern living, it features a five-burner gas hob, double oven, and attractive wooden flooring, complemented by sleek downlights that enhance the space. A window overlooking the rear garden provides pleasant views.

Sun Room

15' 1" x 7' 8" (4.59m x 2.33m)

The beautiful sun room is a light-filled and relaxing space, enhanced by two skylights, two windows, and double patio doors that allow natural light to flood the room throughout the day. Finished with wooden flooring and white, neutral décor, the room offers a calm and inviting atmosphere, perfect for unwinding or enjoying views of the garden.

Primary Bedroom

16' 5" x 13' 4" (5.01m x 4.07m)

The generous sized primary bedroom is a superbly proportioned and beautifully presented space, finished with wooden flooring and crisp white painted walls. Enhanced by downlights and a large window to the front offering pleasant views, the room feels bright and airy throughout. An entry to the en-suite adds further convenience.



En-Suite

10' 1" x 7' 10" (3.08m x 2.38m)

The stunning, well-designed en-suite is finished to a very high standard and features a WC and an inbuilt vanity unit with integrated basin, providing both style and storage. The space is further enhanced by a sleek rainfall shower with additional hand-held shower, enclosed within a glass enclosure. Brick-pattern wet wall panelling, contemporary downlights, and a heated towel radiator complete this stylish and modern en-suite.

Double Bedroom

12' 8" x 9' 1" (3.86m x 2.78m)

This large double bedroom is well presented and offers generous accommodation, featuring wooden flooring and white painted walls for a bright, neutral finish. An internal double cupboard provides excellent built-in storage, while a window to the front allows for plenty of natural light, creating a comfortable and versatile bedroom space.

Double Bedroom

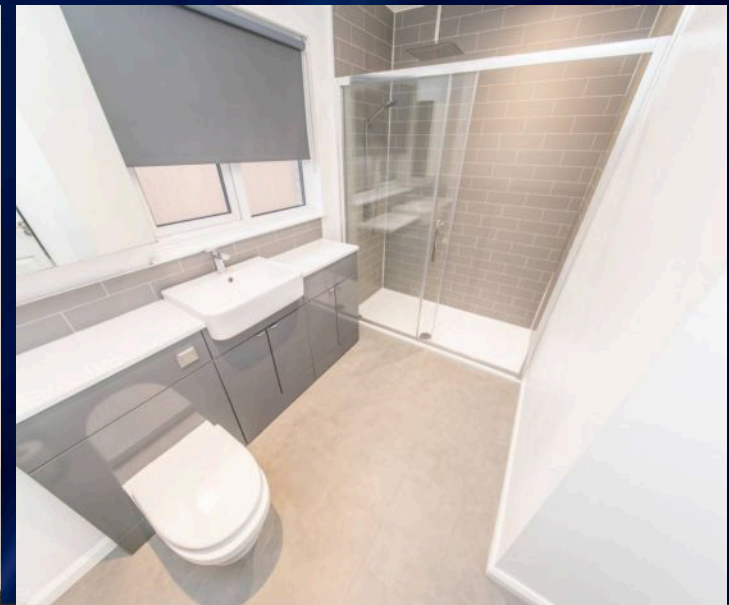
8' 11" x 7' 9" (2.71m x 2.36m)

Delightful bedroom features attractive wooden flooring, crisp white-painted walls and a window overlooking the rear garden.

Double Bedroom/Office

9' 6" x 7' 3" (2.90m x 2.22m)

This versatile bedroom or home office features wooden flooring, white-painted walls, a front-facing window and a useful internal cupboard.





RE/MAX Property

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