



REMAX
Property

51 Pyothall Road, Broxburn
Offers Over £279,500



Derrick Mooney & RE/MAX Property welcomes you to this beautiful three bedroom semi-detached bungalow, perfectly positioned in a sought after area of Broxburn. Step inside and you'll find a bright and spacious lounge, ideal for relaxing or entertaining friends. The modern kitchen is well equipped, offering plenty of storage and worktop space for all your culinary needs. Each of the three bedrooms is generously sized, making this home perfect for families or those needing extra space for a home office or guest room. The bathroom is stylish and functional, with contemporary fixtures and fittings. This property sits on a generous plot, offering a real sense of privacy and space throughout. With no factor fee to worry about, you can enjoy peace of mind and lower ongoing costs. The bungalow is well presented and ready for you to move straight in, with neutral décor that makes it easy to add your own personal touch. Located close to local amenities, schools, and transport links, everything you need is within easy reach. Don't miss the opportunity to make this fantastic property your next home. Download the Home Report today from the Livingston REMAX website and arrange your viewing.

Council Tax band: TBD

Tenure: Freehold

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 and with a wider range of amenities available in the nearby town of Livingston . Within the town there is a library, sports centre and 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 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

16' 8" x 16' 0" (5.09m x 4.87m)

Large, bright lounge featuring elegant wooden flooring and a charming feature fireplace. The room is finished in a neutral wall colour with detailed cornicing, creating a refined and welcoming feel. A generous rear-facing window allows plenty of natural light to flow in, enhancing the spacious atmosphere.

Kitchen/Dining Room

15' 9" x 14' 6" (4.81m x 4.42m)

A spacious and bright kitchen-diner featuring laminate flooring, ample wall and base units providing generous storage and a stainless steel sink with mixer tap. Natural light floods the room through a large window and double patio doors, which open onto the extensive fully enclosed rear garden.

Bathroom

8' 7" x 5' 10" (2.61m x 1.77m)

A modern and stylish bathroom fitted with a wash hand basin with mixer tap, WC, and a walk in shower. The space is finished with wet wall panelling for a contemporary look, complemented with vinyl flooring.

Double Bedroom

16' 5" x 11' 10" (5.00m x 3.60m)

Generous sized double bedroom complimented with wooden flooring, neutral decor and access to the En-Suite.

En-Suite

7' 9" x 3' 11" (2.35m x 1.19m)

Stylish En-Suite with walk in shower, vanity unit with basin, WC, wet wall panelling and vinyl flooring.





Double Bedroom

12' 4" x 11' 11" (3.77m x 3.62m)

Generous sized double bedroom consisting of neutral decor, laminate flooring and a large front facing window that floods the room with natural light.

Double Bedroom

15' 11" x 11' 8" (4.86m x 3.56m)

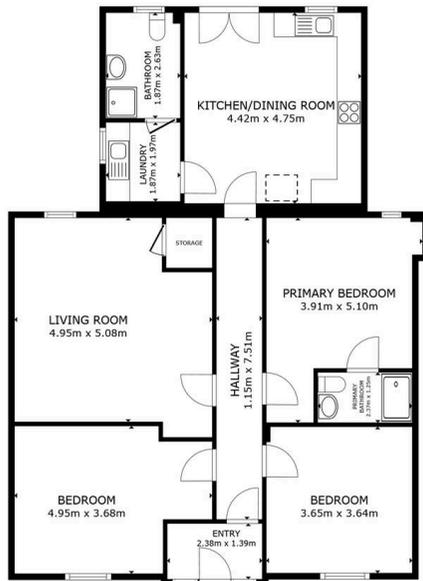
This bedroom is a spacious and well-appointed room comprising of laminate flooring, neutral decor and a window with views to the front.

Utility Room

6' 4" x 5' 11" (1.94m x 1.80m)

The convenient utility room consisting of base units, stainless steel sink with mixer tap, vinyl flooring and a side window.





FLOOR PLAN



GROSS INTERNAL AREA
 FLOOR PLAN 121.2 m²
 TOTAL - 121.2 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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