



**REMAX**  
Property

2 Laing Gardens, Broxburn  
Offers Over £248,000



**Proudly presented by Magda Hawkins REMAX**, this beautifully presented three-bedroom detached home in a sought-after area of Broxburn offers spacious, modern living with excellent indoor and outdoor space. The property benefits from a private setting, complete with a driveway, detached garage and a well-maintained rear garden with patio—ideal for families and professionals alike.

Upon entering, you are welcomed by a bright and spacious reception area with stylish tiled flooring, useful under-stairs storage and seamless flow into the main living accommodation. The generous living room is both open and inviting, featuring a charming wood-burning stove, modern lighting and premium flooring, creating the perfect space for relaxation and entertaining. The modern fitted kitchen offers neutral finishes, ample worktop space, under-cabinet lighting and direct access to the rear garden, while a separate dining room to the front provides an ideal setting for family meals and gatherings. A versatile conservatory extends the living space further, offering a light-filled area suitable for a second lounge, home office or playroom. A conveniently located ground floor WC completes the lower level.

Upstairs, a carpeted staircase with motion sensor lighting leads to a well-proportioned landing, providing access to three bedrooms and the family bathroom. The principal bedroom is bright and spacious, featuring two wardrobes and a front-facing aspect, while the second bedroom is a generous double. The third bedroom overlooks the rear garden and offers flexibility as a child's room, study or guest space. The modern family bathroom is finished to a high standard and includes a three-piece suite with over-bath shower, built-in storage and privacy windows.

Externally, the property enjoys a private rear garden with patio area at the front, perfect for outdoor dining and relaxation, along with a detached garage and driveway providing off-street parking.

Early viewing is highly recommended to fully appreciate the space, condition and location this fantastic home has to offer.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Positioned within a peaceful and well-established residential enclave, 2 Laing Gardens, Broxburn enjoys a highly desirable setting that perfectly balances tranquillity with exceptional connectivity—an increasingly sought-after combination among modern buyers. Broxburn has become one of West Lothian’s most desirable commuter towns, ideally situated approximately 12 miles from Edinburgh and within easy reach of Livingston. The area offers excellent transport links, with convenient access to the M8 motorway network, providing swift journeys to both Edinburgh and Glasgow. Edinburgh Airport is also just a short drive away, making the location particularly appealing for professionals and frequent travellers. Regular bus services and nearby rail links from Uphall further enhance accessibility, supporting effortless daily commuting. The town itself offers a strong sense of community alongside a comprehensive range of amenities. A vibrant high street provides a selection of supermarkets, independent retailers, cafés and restaurants, while modern facilities such as the Strathbrock Partnership Centre bring together healthcare, fitness and community services in one convenient location. For families, Broxburn is especially attractive due to its well-regarded schooling options at both primary and secondary level, with Broxburn Academy serving the area. The surrounding neighbourhoods are known for their safe, family-friendly environment, complemented by local parks and recreational spaces. The area also benefits from an abundance of natural beauty, with the Union Canal offering scenic walking and cycling routes, while the nearby Almondell & Calderwood Country Park provides expansive woodland, riverside trails and outdoor leisure opportunities—ideal for an active lifestyle. Combining space, connectivity and lifestyle appeal, Broxburn continues to attract discerning buyers seeking a high-quality residential setting within easy reach of the capital, making this an exceptional location for both families and professionals alike.

**Reception** 7' 11" x 5' 10" (2.42m x 1.78m)

A spacious and welcoming entrance reception room, finished with stylish tiled flooring and a bright, neutral décor. This area creates an excellent first impression, featuring a radiator, modern light fixture, and convenient under-stairs storage. The layout offers a seamless flow into the living room, with direct access to the staircase leading to the upper level. Additional features include multiple power outlets and easy access to the downstairs WC.

**Living Room** 15' 10" x 11' 5" (4.82m x 3.49m)

An open and airy living space, perfect for relaxing and entertaining. The room features a wood-burning stove, adding warmth and character, alongside a premium laminate floor finish. Enhanced by a central ceiling light and wall-mounted lighting, the space is both functional and inviting. Includes a radiator and ample power outlets for modern living.

**Dinning Room** 8' 4" x 9' 0" (2.55m x 2.75m)

A bright and modern dining room positioned at the front of the property. Finished with laminate flooring and a stylish ceiling light fixture, this space is ideal for family meals or entertaining guests. Includes a radiator and multiple power outlets, with a large front-facing window enhancing natural light.

**Kitchen** 9' 9" x 9' 0" (2.97m x 2.75m)

A modern fitted kitchen with neutral finishes and practical design. Features include vinyl flooring, under-cabinet lighting, and a contemporary ceiling light fixture. A window overlooks the private rear garden, while a rear door provides direct outdoor access—perfect for indoor-outdoor living. The kitchen also benefits from ample worktop space and plentiful power outlets.

**Downstairs Toilet** 5' 10" x 3' 3" (1.78m x 0.98m)

A modern and conveniently located ground floor WC, finished with contemporary tiling and a bright, neutral colour scheme. Ideal for guests, this space enhances the home's practicality while maintaining a clean, stylish aesthetic.





**Conservatory 11' 8" x 10' 11" (3.55m x 3.32m)**

A versatile conservatory extension offering additional living space with wooden flooring throughout. Flooded with natural light, it includes both wall and ceiling light fixtures, a radiator for year-round use, and multiple power outlets—ideal as a second lounge, playroom, or home office.

**Landing and Stairs**

Carpeted stairs with integrated motion sensor lighting lead to a well-proportioned landing area. The landing provides access to all three bedrooms and the family bathroom, along with convenient power outlets, ceiling lighting, and access to the attic for additional storage.

**Master Bedroom 12' 5" x 9' 0" (3.79m x 2.75m)**

A bright and spacious principal bedroom overlooking the front of the property. Features include two double wardrobes, soft carpeted flooring, a radiator, and a modern ceiling light fixture. Ample power outlets make this room both practical and comfortable.

**Second Bedroom 11' 7" x 11' 1" (3.53m x 3.38m)**

A well-proportioned double bedroom facing the front, finished with laminate flooring for a contemporary feel. Includes a ceiling light fixture, radiator, and multiple power outlets—ideal as a guest room or additional family bedroom.

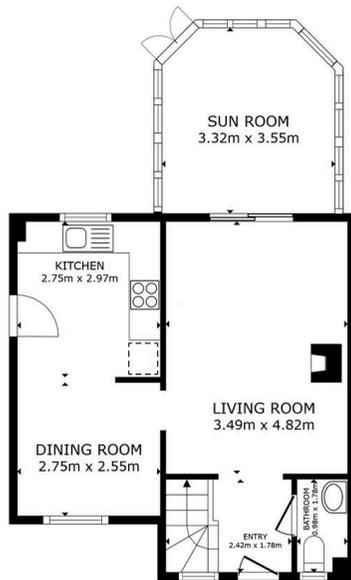
**Third Bedroom 10' 5" x 8' 3" (3.17m x 2.51m)**

A versatile double bedroom overlooking the rear garden, perfect as a child's bedroom, home office, or spare room. Features carpeted flooring, a radiator, ceiling light fixture, and power outlets providing perfect blend of convenience and comfort.

**Family Bathroom 5' 10" x 12' 4" (1.78m x 3.77m)**

A modern and spacious three-piece family bathroom, complete with an over-bath shower and built-in storage solutions. Two rear-facing privacy windows allow natural light while maintaining discretion, creating a bright and relaxing space.





FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 51.1 m<sup>2</sup> FLOOR 2 39.7 m<sup>2</sup>  
 TOTAL: 90.8 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 51.1 m<sup>2</sup> FLOOR 2 39.7 m<sup>2</sup>  
 TOTAL: 90.8 m<sup>2</sup>

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## REMAX Property

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