





estate agents

4 Greendykes Road  
Broxburn  
EH52 5AG  
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**57 Badger Park**  
**Broxburn**  
**EH52 5GY**  
**Offers Over £279,000**



These particulars, whilst carefully prepared, are not warranted. Prospective purchasers should make their own enquiries to confirm the details of this property.  
 4 Greendykes Road, Broxburn, EH52 5AG | Tel: 01506 852000 | Fax: 01506 300450 | [info@knightbain.co.uk](mailto:info@knightbain.co.uk)



Superb, detached family home situated within the ever popular Waterside Meadows Development in the town of Broxburn. Offering a secure, south facing Rear Garden, flexible living areas and is within walking distance of schooling , local amenities and the train station with regular service to both Edinburgh and Glasgow, this home is a must on your viewing list.

Accommodation comprises -  
Hallway, WC, Lounge, Dining Room, Kitchen, Utility Room, Sun Room, Master Bedroom, En Suite, three further double Bedrooms , all with fitted wardrobes and a family Bathroom.

EPC Rating = C

**Entrance Hallway**

Bright spacious Hallway provides access to the Lounge, Kitchen, Dining Room, WC , Garage and stairs to upper level. Karndean flooring.

**Lounge 13'10 x 12'**

Front and side facing windows with roman blinds. Fireplace with gas fire provides a focal point. Carpeted flooring.

**Breakfasting Kitchen 13'8 x 11'10**

Good range of base and wall mounted units. Gas hob, electric oven and grill, fridge and dish washer. Rear facing window with roman blind.. Down lights to ceiling. Karndean flooring.

**Utility Room 6' x 4'2**

Base units and sink. Washing machine. Boiler. Door to Garden. Karndean flooring.

**Dining Room 10'2 x 10'2**

Open plan to Sun Room. Carpeted flooring.

**Sun Room 16' x 11'3**

Multi functional south facing room . Door to Garden. Laminate flooring. Down lights to ceiling.

**WC**

Two piece suite. Front facing window with roman blind. Karndean flooring.

**Upper Hallway**

Carpeted stairs and landing. Side facing window with roman blind. Two cupboards, one housing water tank. Access hatch to attic space.

**Master Bedroom 12'2" x 11'10"**

Front facing window. Fitted wardrobes. Laminate flooring.

**En Suite 6'6 x 5'10**

Three piece suite. Front facing window with roman blind. Down light and extractor above shower. Ceramic floor tiles.

**Bedroom Two 13'7 x 9'7**

Rear facing window. Fitted wardrobe. Carpeted flooring.

**Bedroom Three 13'7 x 9'7**

Front facing window with roman blind. Fitted wardrobe. Carpeted flooring.

**Bedroom Four 9'8 x 9'5**

Rear facing window with roman blind. Fitted wardrobe. Laminate flooring.

**Bathroom 6'9 x 5'6**

Three piece suite. Rear facing window with roman blind. Carpeted flooring.

**Front Garden**

Laid to lawn.

**Garage 20'1 x 8'**

Driveway leads to single integral Garage with doors to rear garden and hallway. Tumble drier and freezer are included in the sale.

**Rear Garden**

Fully enclosed, south facing garden with patio and lawn beyod.

