



4 Badger Lane, Broxburn, West Lothian EH52 5TL
Offers Over £260,000

4 Greendykes Road, Broxburn, EH52 5AG

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We ARE conducting safe viewings at this time, under strict covid 19 rules

Opportunity to acquire a superb detached villa which has been extended and upgraded to provide a stunning family home. The property lies within a cul de sac of the ever popular Waterside Meadows Development in the town of Broxburn. This well presented home is a natural choice for a growing family, offering substantial and light filled living spaces and further enjoys a fully enclosed south westerly facing Rear Garden. A particular feature is the open plan Kitchen/Dining Room/Sun Room, the main hub of the home.

Accommodation comprises -

Entrance Hall, Lounge, Dining Room, Kitchen, Sun Room, WC, Master Bedroom, En Suite, three further Bedrooms and Shower Room.

Entrance Hall

Bright, spacious Entrance Hallway. Cupboard. Laminate flooring.

Lounge

16'1 x 10'3 (4.90m x 3.12m)

Front and side facing windows with blinds. Fireplace with electric fire provides a focal point. Laminate flooring. Double Doors open to Dining Area.

Dining Area

10'3 x 9'3 (3.12m x 2.82m)

Open plan dining area. Karndean flooring.

Kitchen

15'1 x 12'10 (4.60m x 3.91m)

Fabulous range of modern base and wall mounted units. Kitchen Island incorporating five burner gas hob. Electric oven, grill, dish washer and fridge freezer. Space for washing machine. Rear facing window with roller blind. French Doors to Garden. Karndean flooring. Door to Garage.

Garage

18'4 x 8'8 (5.59m x 2.64m)

Front and side facing doors.

Sun Room

15' x 10'3 (4.57m x 3.12m)

Particularly bright room with windows on three sides and three Velux windows to ceiling. French Doors to Garden. Karndean flooring. Opening to Dining Area.

Cloak Room

Two piece suite. High gloss floor tiles.

Upper Hallway

Carpeted stairs and landing. Cupboard.

Bedroom One

14'3 x 8'8 (4.34m x 2.64m)

Front facing window with blind. Walk in wardrobe. Carpeted flooring.

En Suite

7'3 x 5'11 (2.21m x 1.80m)

Modern three piece suite with vanity unit under sink. Front facing window with roller blind. Spotlights to ceiling. Walls and floor fully tiled.

Bedroom Two

11'8 x 8'7 (3.56m x 2.62m)

Rear facing window with blind. Fitted wardrobe. Carpeted flooring.

Bedroom Three

10'5 x 8'2 (3.18m x 2.49m)

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

Bedroom Four

8'6 x 8'6 (2.59m x 2.59m)

Rear facing window. Access hatch to partly floored attic. Carpeted flooring.

Shower Room

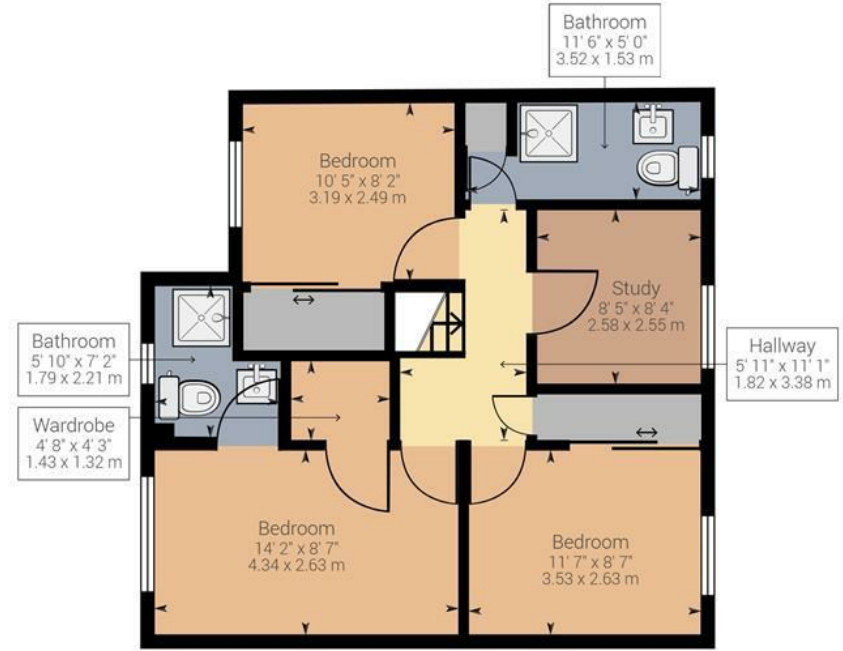
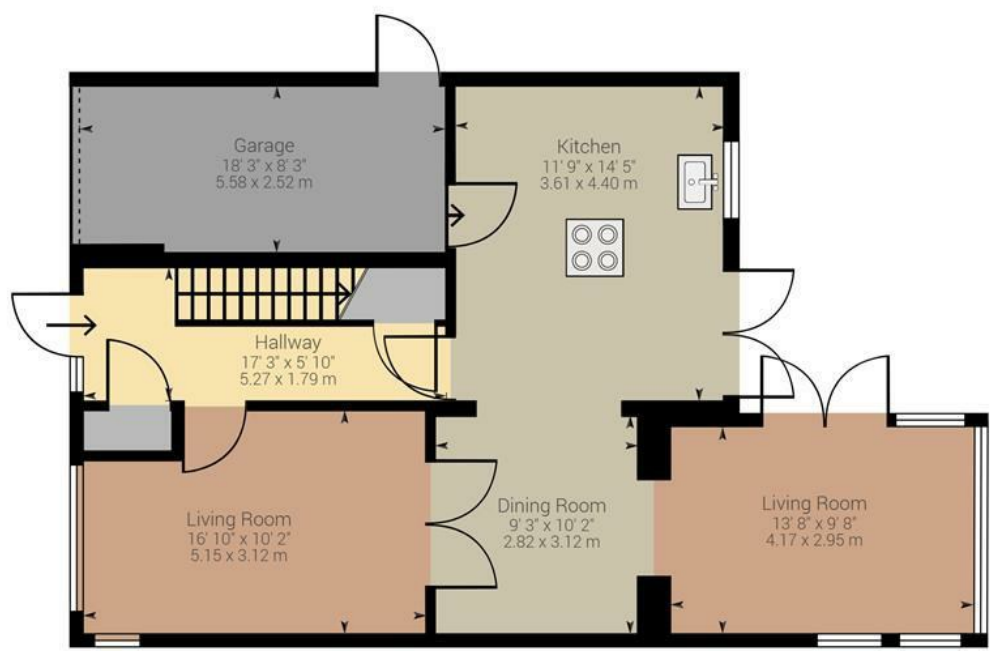
10'10 x 5' (3.30m x 1.52m)

Modern three piece suite with drawers below sink. Cupboard housing boiler. Rear facing window. Walls and floor fully tiled.

Garden

Low maintenance Garden to the front and rear.





Approximate net internal area: 1260.59 ft² (1412.28 ft²) / 117.11 m² (131.2 m²)
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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These particulars, whilst carefully prepared, are not warranted.
Prospective purchasers should make their own enquiries to confirm the details of this property.
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