



- Extended Semi-Detached Family Home - Beautifully Presented Throughout
- Master Bedroom with En Suite Shower Room + 3 Further Spacious Bedrooms
- Modern Fitted Kitchen & Stunning Family Bathroom
- Driveway for Several Cars
- Enclosed Garden & Home Bar
- An Ideal Family Home - Viewing Highly Advised

Alba Property View ...

"A beautifully presented extended family home with flexible living accommodation and fantastic outdoor space including its very own bar. A move-in ready property"



Welcome to 60 Woodville Court, a beautifully presented and immaculately maintained four-bedroom semi-detached family home, ideally situated within the popular town of Broxburn, West Lothian. This stunning property benefits from a two-storey extension, offering spacious living accommodation that is perfect for growing families. The property has been lovingly extended and upgraded by the current owner and is move-in ready with high quality finishes throughout.

The welcoming exterior of the property features a generous driveway, with parking available for several cars. Upon entering, you will find an inviting entrance hallway providing access to both the lounge, ground floor bedroom and a carpeted staircase to the upper landing.

The front facing, bright and airy lounge is beautifully presented in fresh neutral tones and a lovely spot to enjoy cosy nights in. The stylish, modern fitted kitchen is complete with white base and wall units, a peninsula for dining, integrated oven, hob and stainless-steel hood, as well as space for free-standing washing machine and fridge/freezer. The kitchen also features a handy store cupboard and door leading to the outside.



The ground floor bedroom is extremely spacious and offers ample room for free-standing furniture, with dual aspect windows, fresh neutral tones and fitted carpet makes it a lovely room to retire to after a busy day. Upstairs, you will find three further generous bedrooms, including the stunning master bedroom with en suite shower room and fitted wardrobes. The en suite features a white three-piece suite with complementary white splashback tiling and a tiled floor.

The remaining two bedrooms are well-proportioned and include fitted wardrobes along with ample space for





free-standing bedroom furniture, while the sleek family bathroom offers a luxurious white three-piece suite with shower above the bath, finished with stylish grey wet wall panelling and black accessories. The ceiling is panelled for easy maintenance and ceiling spotlights and a laminate floor complete the look perfectly.

To the rear of the property, you will find an enclosed garden laid to lawn with a paved patio area. The garage/bar is a fantastic space for entertaining, complete with a wood-burning stove and French doors. A truly superb space for entertaining guests and hosting parties. Adjoining the bar is a generous store/workshop.

This beautiful family home also benefits from gas central heating and double glazing, ensuring year-round comfort. Don't miss your opportunity to secure this truly fabulous and well-loved family home.

Accommodation

Lounge 13' 3" x 10' 6" (4.04m x 3.20m)

Kitchen 13' 8" x 9' 9" (4.16m x 2.97m)

Bedroom 1 16' 3" x 8' 11" (4.95m x 2.72m)

En Suite 8' 11" x 6' 11" (2.72m x 2.11m)

Bedroom 2 23' 6" x 9' 0" (7.16m x 2.74m)

Bedroom 3 10' 6" x 10' 11" (3.20m x 3.32m)

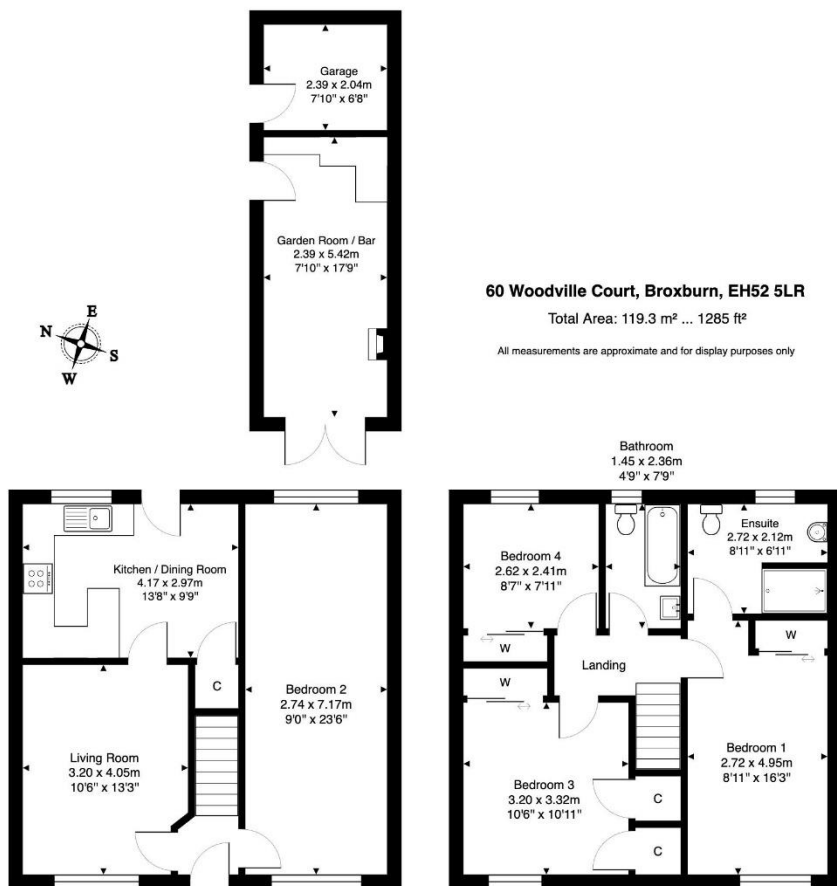
Bedroom 4 8' 7" x 7' 11" (2.61m x 2.41m)

Family Bathroom 7' 9" x 4' 9" (2.36m x 1.45m)

Garage/Bar 17' 9" x 7' 10" (5.41m x 2.39m)

Workshop/Store 7' 10" x 6' 8" (2.39m x 2.03m)





Extras (Included in Sale)

All floor coverings, blinds, curtains, light fittings, integrated oven, hob, hood, TV's (except lounge & garage/bar) bar furniture and wood burning stove and the furniture in the ground floor bedroom.

Area

Broxburn offers all the amenities you might expect from a small commuter town in terms of nurseries, primary schools, secondary schooling, doctors and dental practices. There are also supermarkets, shops, bars and restaurants. There are good bus services into Edinburgh and Uphall Train station is only 3 miles away, which offers regular services to both Edinburgh and Glasgow. The M8/M9 motorway networks are also only minutes away.

Viewing/Offers

Please call Alba Property to arrange a viewing. All offers should be submitted via Alba Property- Email Sales@AlbaProperty.co.uk

Notes: Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.



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