



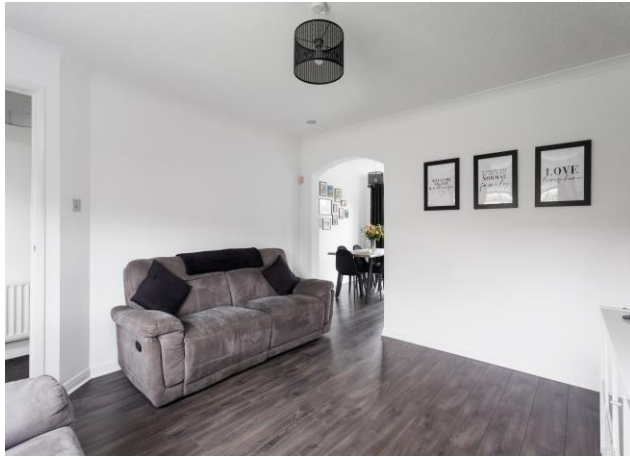
- Semi-Detached Family Home - Modern Interiors
- 3 Bedrooms
- Bright & Airy Lounge & Dining Room
- Contemporary Fitted Kitchen
- Driveway & Enclosed Gardens
- An Ideal Family Home

Alba Property View ...

"An impressive family home with modern stylish interiors, easy maintenance garden and driveway - an ideal family home in a great location"

12 Woodville Court, Broxburn, EH52 5LR

Fixed Price £210,000



Introducing a stunning semi-detached family home, located in the highly sought-after town of Broxburn, West Lothian. 12 Woodville Court boasts three well-appointed bedrooms, a welcoming exterior with driveway ensuring off-street parking and is truly a move-in ready delight!

Upon entering, you will be greeted by the stylish lounge, adorned with crisp white walls and a feature stylish wallpaper wall, creating a striking contrast with the chic laminate flooring that flows seamlessly into the adjacent dining room. This beautifully styled living space is perfect for entertaining or simply relaxing with loved ones.

The dining room, which is semi-open plan to the lounge and kitchen, benefits from French doors leading to the garden, offering a lovely connection between the indoor and outdoor living spaces. A handy store and ample space for dining furniture make this room both practical and inviting.



The contemporary modern kitchen is a true showstopper, with white high gloss base and wall units, coordinating worktops, and integrated appliances, including a 4-burner gas hob, oven, and hood. There is also space for a freestanding washing machine and fridge/freezer, while a door leads outside for added convenience.

Upstairs, you will find three well-proportioned bedrooms and a family bathroom. The master bedroom and second bedroom are both generously sized doubles, with the former boasting built-in wardrobes and both featuring cosy carpets. The third bedroom, also carpeted, is a good-sized single with a useful built-in store.

The family bathroom is finished with a white three-piece suite, 1/2 height tiling to the walls, and a tiled floor, with an opaque window to the rear providing privacy.





Outside, the pet and child-friendly garden is enclosed within timber fencing and features artificial grass and a paved patio, creating a low-maintenance and safe space for the whole family to enjoy.

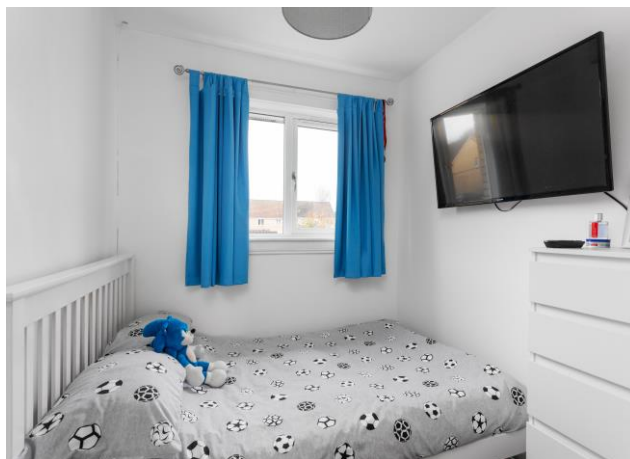
With gas heating and double glazing ensuring all-year round comfort, this modern, well-presented, and fresh move-in ready home is perfect for families seeking a new beginning. Viewings highly advised.

Sizes

- Lounge** 13' 10" x 12' 2" (4.21m x 3.71m)
- Dining Room** 10' 8" x 7' 9" (3.25m x 2.36m)
- Kitchen** 11' 2" x 7' 2" (3.40m x 2.18m)
- Bedroom 1** 12' 6" x 8' 2" (3.81m x 2.49m)
- Bedroom 2** 11' 1" x 8' 7" (3.38m x 2.61m)
- Bedroom 3** 9' 5" x 7' 2" (2.87m x 2.18m)
- Bathroom** 6' 3" x 6' 2" (1.90m x 1.88m)

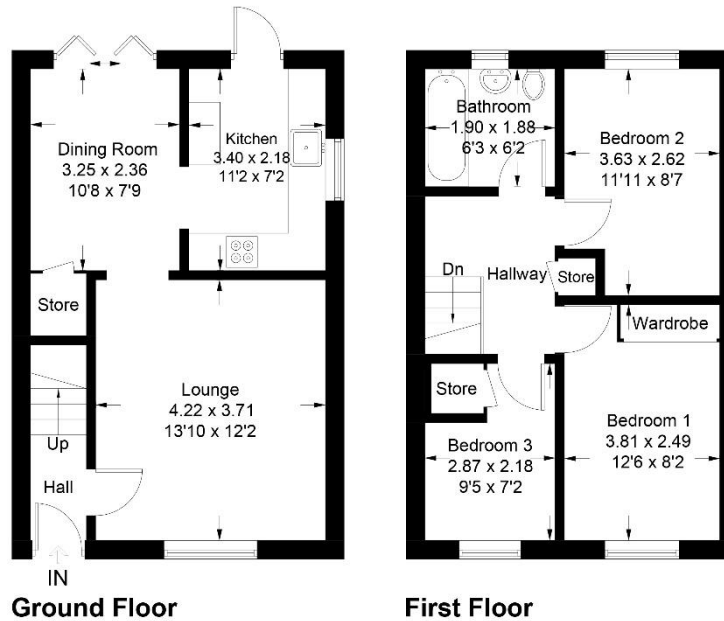
Location

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.



12 Woodville Court, Broxburn

Approximate Gross Internal Area = 72.7 sq m / 782 sq ft



Extras (Included in Sale)

All floor coverings, blinds, curtains upstairs, integrated oven, hob, hood, rattan outside seating and plastic garden store.

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.



01506 500 999

www.AlbaProperty.co.uk

Call us to arrange a **FREE** home valuation.
Our Guarantee – No Sale, No Fee.



Zoopla.co.uk

