



A well-proportioned 4 Bedroom detached house, making an ideal purchase for a family. This home is fantastically placed in the popular area of Broxburn. Lorna MacDonald and RE/MAX Property are delighted to offer to the market this home within Badger Park, Broxburn.

The popular town of Broxburn in West Lothian offers an excellent range of shopping and leisure facilities, including a sports centre. There are local butchers, fishmongers and bakeries within walking distance of the property. The outdoors can be enjoyed with walks along the Union Canal and in the local Almondell and Calderwood Country Park. Primary and secondary schooling are also provided. Livingston is only a short drive away, where there are more shopping opportunities provided by a wealth of shops housed in The Centre and Designer Outlet. For the commuter, there is easy access to the central Scotland motorway network, rail links and Edinburgh airport is close by.

### **Front Garden and Garage**

The front aspect of this property allows for an inviting approach which has been finished mainly with grass, a monoblock driveway and paved path leading to the front door. The front approach is finished with decorative stones. There is access to the garage from here with an up and over door. The garage can also be accessed from the rear garden via a part glazed wooden door, and internally from the house. The garage is currently split into two sections with partition wall, which can be removed if required. A ceiling light and power points can also be found in the garage.

### **Entrance Hallway**

Entrance to the property is through a upvc part glazed front door, which opens into a hall with grey painted walls and laminate flooring. There is a ceiling light, smoke detector, radiator and power points to complete this area.

### **Lounge**

**3.644m x 4.306m (11'11" x 14'01")**

A cosy room, decorated with carpet to the floor and walls grey painted with a feature papered wall. The windows to the front and side allow in lots of natural light and are further enhanced by a ceiling light. There is an electric stove fire, with grey surround, creating a focal point in the room. A radiator and power points are also provided.

### **Dining Room**

**2.747m x 3.069m (9'00" x 10'00")**

This great additional room to the rear of the property has been finished with grey painted walls and a feature papered wall and continued laminate flooring. Double opening patio doors lead from here into the conservator. A ceiling light, a radiator and power points are also included.





### **Breakfasting Kitchen**

**4.984m x 3.628m (16'04" x 11'10") at widest point**

The heart of the property, the kitchen, with several wall and floor mounted units with cream gloss, handleless, frontages. Decorated with brown pattern work surfaces and up stands, accompanied by grey painted walls and a tiled floor. There is an electric oven and grill, four ring gas hob with stainless steel splashback, a stainless steel and glass extractor hood, built in dishwasher, built in under counter fridge and a built in tall fridge freezer, which will all be included in the sale. There is also space for an under counter washing machine. The sink area comprises of a mixer tap over stainless steel sink and stainless steel drainer. A large window to the rear of the property, provides views of the rear garden and allows in natural light. Two ceiling lights enhances the natural light filling this space. A part glazed upvc door gives access to the side of the property. Power points, an extractor fan, and two radiators complete this area.

### **Conservatory**

**3.671m x 3.481m (12'00" x 11'05")**

A great sun room to the rear of the property has been finished with white painted walls, and a feature papered wall, and grey laminate flooring. Windows on three sides and double opening patio doors to the rear garden allow in lots of natural daylight, being further enhanced by two wall lights. Power points and a radiator are also included.

### **Living Level Toilet**

**1.759m x 0.919m (5'09" x 3'00")**

An essential room for modern day living, which has been decorated with half white painted walls, half height grey wet wall panelling and laminate flooring. The suite comprises of a close coupled toilet and a white gloss vanity sink. There is a window to the front of the property, a ceiling light and a chrome towel radiator to finish off the room.

### **Stairs and Landing**

The carpet finished stairs lead to the carpet floored landing, with grey painted walls. There are two integrated cupboards, one housing the water tank. Two ceiling lights, a radiator, smoke detector, attic hatch and power points are also provided.

### **Primary Bedroom**

**3.681m x 3.693m (12'00" x 12'01")**

A wonderful primary bedroom which is finished with mainly white painted walls, with a feature papered wall, and carpet to the floor. A window to the front allows in natural light and is complemented by a ceiling light. There are two built in wardrobes for storage, providing hanging and shelving space. A radiator and power points complete the room.

### **En-Suite Shower Room**

**1.736m x 1.893m (5'08" x 6'02")**

This fantastic room is finished with vinyl to the floor, two white painted walls and two grey tiled walls. The walk-in shower cubicle houses an electric wall mounted shower, with a close coupled toilet and a wall hung sink completing the suite. There is a window to the front of the property and ceiling downlights, with a chrome towel radiator and an extractor fan finishing the room.

### **Bedroom Two**

**2.976m x 2.883m (9'09" x 9'05")**

This great double bedroom has been finished with grey painted walls, with carpet to the floor. The rear facing window allows in natural light and is enhanced by a ceiling light. There is a built-in wardrobe, providing hanging and shelving space. A radiator and power points complete the room.

### **Bedroom Three**

**2.967m x 3.059m (9'08" x 10'00")**

A third double bedroom, a delightful room, set at the rear of the house. This room has been finished with grey painted walls and carpeted flooring. An integrated wardrobe provides hanging and shelving space. There is a window, a ceiling light, a radiator and power points finish this room.

### **Bedroom Four**

**2.820m x 3.047m (9'03" x 9'11")**

The final double bedroom has white and grey painted walls and carpet to the floor. A window to the front of the property allows in lots of natural light and there is a ceiling light. A built-in wardrobe provides storage space. Power points and a radiator are supplied.

### **Family Bathroom**

**1.658m x 2.107m (5'05" x 6'10")**

This neutral bathroom has been decorated with part white painted walls and part beige wet wall panelled walls, and laminate flooring. The white suite comprises of a bath with mains waterfall shower over, a close coupled toilet and a pedestal sink. A window to the rear of the property allows natural light into the room and this is further complimented by two ceiling lights. A chrome towel radiator and extractor fan complete the room.

### **Rear Garden**

The great sized garden provides a space to relax and enjoy the outdoors. There is fencing on all sides, predominantly finished with grass, and three wooden decking areas, which is great for entertaining. There is mature planting in the corner of this enclosed garden. Access to the front of the property is found from here via the side gate.

### **Additional Items**

All fitted floor coverings and kitchen appliances mentioned, will be included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

### **VIEWING**

Arrange an appointment through RE/MAX Property on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

### **OFFERS**

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

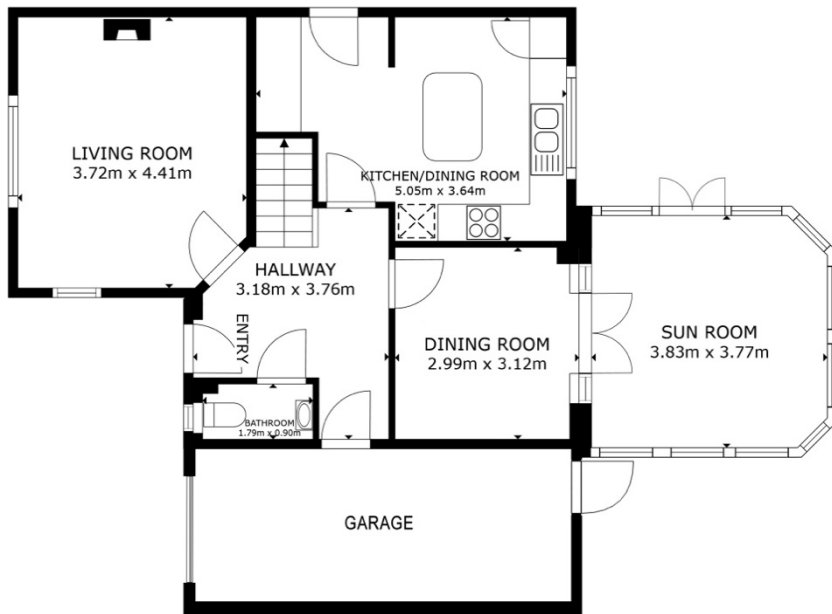
### **INTEREST**

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.



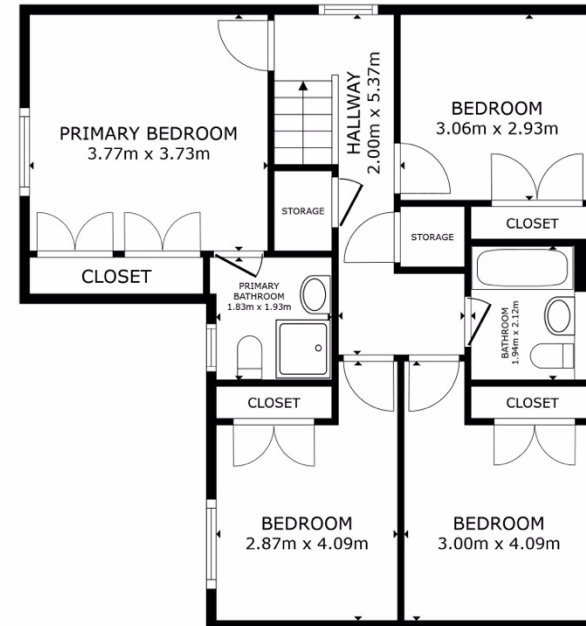


*“Nobody in the world sells more property than RE/MAX”*



GROUND FLOOR

GROSS INTERNAL AREA  
GROUND FLOOR 69.6 sq.m. FLOOR 1 70.1 sq.m.  
TOTAL : 139.6 sq.m.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

GROSS INTERNAL AREA  
GROUND FLOOR 69.6 sq.m. FLOOR 1 70.1 sq.m.  
TOTAL : 139.6 sq.m.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
77	86	75	84

Not energy efficient - higher running costs  
 EU Directive 2002/91/EC  
 Scotland



**Lorna MacDonald**  
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These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.