



**RE/MAX** PROPERTY



*222a, East Main Street, Broxburn, West Lothian, EH52 5AS*



- ***Gorgeous 4 Bedroom Detached Villa***
  - ***Incredible Interiors***
  - ***Spacious Roomsizes***
- ***Flexible Reception Rooms***
  - ***Gourmet Kitchen***
  - ***Large Bedrooms***

**\*\*CHARMING 3 / 4 BEDROOM DETACHED VILLA WITH LUXURIOUS FINISHES!!\*\***

Janice Bennie & RE/MAX Property are thrilled to present to the market this sumptuous & seldom available 4-bedroom detached family villa, perfectly positioned on East Main Street, Broxburn – a truly ideal location, a mere distance to the hustle & bustle of the town. The property enjoys a plethora of chic finishes, modern décor & exceptional room sizes – the ideal 'forever family home'.

Accommodation comprises; 2 sun-drenched reception rooms, breakfasting kitchen, utility room, W.C, 3 double bedrooms, 2 bathrooms & breathtaking gardens.

Broxburn offers an excellent range of local shops, restaurants, and a butcher. Nursery, primary and secondary schooling are also provided within the town. 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. Within easy commuting distance of Edinburgh, the property is perfectly positioned for travel throughout the central belt, via rail and road, and international travel from nearby Edinburgh Airport.

**Freehold Property**  
**Council Tax Band E**  
**Factor Fee: N/A**

**The home report can be downloaded from the RE/MAX website.**



#### Entrance Hallway

9' 3" x 3' 5" (2.82m x 1.03m)

Finished to an exacting standard with gorgeous flooring, the entrance hallway is light & airy and gives a glimpse of the high-quality interiors to follow. From here you gain access to the lower level, and a stairway to the upper level.

#### Lounge

17' 3" x 12' 8" (5.26m x 3.87m)

Located to the front of the home, the formal lounge is a lovely spot to relax with family. It enjoys a large front facing window, plush carpeting modern décor and a flexible floorspace – ideal for various furniture formations.

#### Kitchen/Diner

20' 4" x 12' 6" (6.21m x 3.80m)

Positioned to the rear, here you enter the 'heart of the home', this striking & well-equipped kitchen. The room enjoys a wide selection of base & wall mounted cabinetry perfectly set with contrasting worktop design and textured tiling; the slick flooring also compliments the style perfectly. The room enjoys a dedicated dining area – ideal for those quick mid-week breakfasts and ample windows overlooking the gardens, which flood the space with light. From here there are patio doors perfectly spilling onto the rear.

#### Utility Room

9' 4" x 5' 4" (2.85m x 1.62m)

Accessed via the kitchen, here lies the handy utility room – offering additional laundry and preparation space as well as room for additional appliances. This room also enjoys a modern finish.

#### W.C

6' 1" x 3' 0" (1.85m x 0.92m)

Gorgeous 2-piece W.C comprising of a wash hand basin & W.C. A sleek finish has been completed in here also, with its fully tiled floor and wall design – a real treat.

#### Bedroom 4/Snug

9' 3" x 8' 11" (2.82m x 2.72m)

Completing the ground floor is bedroom 4, which is currently utilised as a 4th double bedroom, however, could be used as a home office or formal dining – showing the true versatility of this home! Window formation is to the front, and there is central lighting.

#### Upper Landing

9' 10" x 8' 4" (3m x 2.55m)

The upper landing is bright & airy with plush carpeting and neutral décor. From here you access bedrooms 1-3 and the family bathroom.

#### Bedroom 1

13' 8" x 13' 3" (4.17m x 4.03m)

The master bedroom is a beautiful room with a picture window and access to the en-suite. Central light fitting, carpet flooring, fitted wardrobes and a radiator.

#### En-Suite

7' 3" x 5' 3" (2.20m x 1.61m)

Well-presented room with a glazed window for optimum privacy. Comprising of white WC and sink with a glass shower cubicle with power shower. Splash back tiling, central light fitting, chic flooring and heated towel rail.

#### Bedroom 2

14' 4" x 12' 1" (4.36m x 3.68m)

A further double room which has been decorated in soft neutral tones with chic feature walls and has a large window. It's a great sized bedroom with ample space for freestanding bedroom furniture.

#### Bedroom 3

12' 4" x 12' 4" (3.77m x 3.75m)

Bedroom 3 is an elegant double room which offers sumptuous, laminate flooring, neutral décor and a large picture window. It's of fabulous proportions and enjoys fitted storage.

#### Family Bathroom

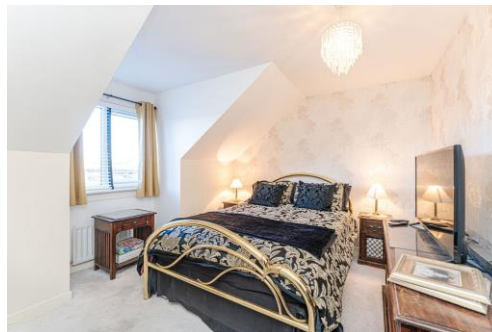
8' 11" x 7' 3" (2.73m x 2.20m)

This magnificent three-piece family bathroom is perfectly presented in lavish tones and features tiled flooring and tiled walls, a large bathtub with overhead shower, wash hand basin with built in vanity storage, and WC. There is also a large Velux window, and an extractor fan.

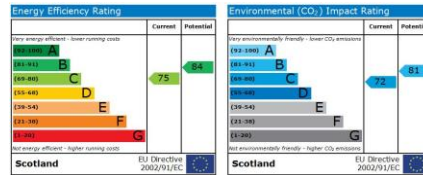
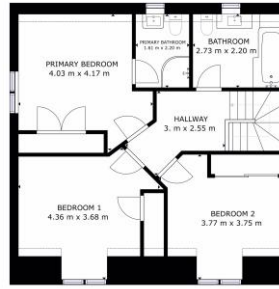
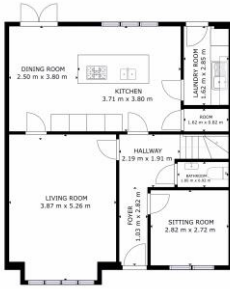
#### Exterior

The property is set within a mature & well-established plot. To the front there is a multi-vehicle driveway with parking for several cars, and access to the garage. There is also a pretty lawn section surrounded by planting & shrubbery, from here you access the rear.

The rear gardens are bound with fencing & planting for optimum privacy, there is a vast lawn which is well maintained as-well-as an impressive, decked terrace which is ideal for Al-fresco dining. A wooden shed is also located to the side of the property.







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