



Kirkhill Road, Broxburn, West Lothian, EH52 6HT



SELDOM AVAILABLE, LOWER VILLA

****4 BEDROOM, 2 WITH EN SUITE****

****Sought After Location!!!****

EXCEPTIONALLY LARGE GARAGE

Janice Bennie and RE/MAX Property have pleasure in introducing this very well presented, four-bedroom, lower villa in the sought after location of Broxburn. This property must be seen to really appreciate the location, setting and great commuter links. Comprising: 4 Double Bedrooms, 2 with En Suite, Family Bathroom with Shower, Spacious Lounge, Kitchen, Sun Room, Driveway with Exceptionally Large Garage.

The local town of Broxburn is a well-established town with a full range of local amenities including pre/primary and secondary schooling, doctor surgery, local shops, supermarket, financial services, post office, bars, restaurants and leisure centre. In the neighbouring village of Uphall you will find horse riding and a golf course. Being in close proximity to the M8 which provides direct access to Edinburgh which is approx. 12 miles east of Broxburn and the local train station in Uphall which delivers a frequent and timely service to both Edinburgh and Glasgow making this area ideal for commuting.

The home report can be downloaded from our website.

Freehold Council Tax Band D No Factor Fee

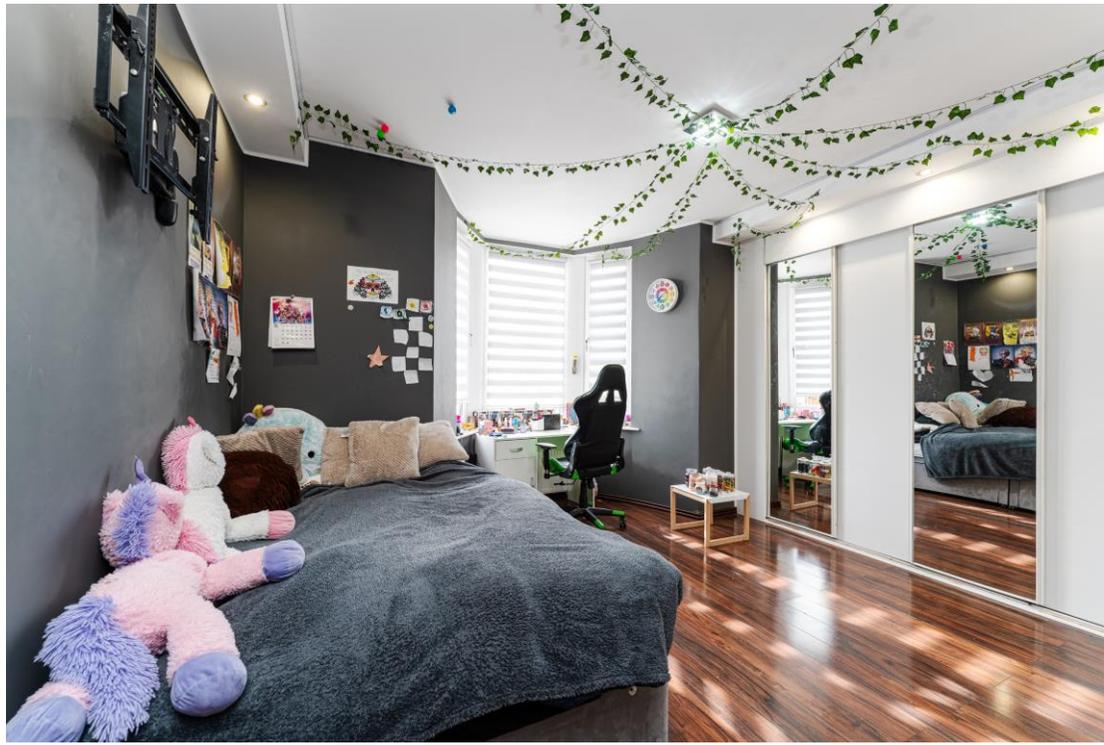
Entrance Hallway - 19' 4" x 3' 11" (5.9m x 1.19m)

Step inside through the modern white UPVC door with the glazed panel in the inviting hallway flooded with natural light. Illuminated with a centre light, the space features wood effect laminate flooring and a radiator for comfort. From here, you can access the remainder of the property.

Bedroom 1 - 12' 7" x 10' 11" (3.84m x 3.33m)

The opulent master bedroom is a haven of luxury, featuring built-in mirrored wardrobes – a shopaholic's paradise! Decorated in serene neutral tones and adorned with wood effect laminate flooring, this room exudes tranquillity. Illuminated by a central light fixture, warmed by a wall-mounted radiator, and with windows to the front of the property, this bedroom is a sanctuary of comfort and style.





Bedroom 2 - 10' 2" x 12' 8" (3.09m x 3.87m)

This room occupies the front aspect of the property, offering generous space capable of effortlessly accommodating a king-size bed or larger. Complete with built-in wardrobes and ample room for additional furniture, this room is designed for comfort and functionality. Additionally, it boasts the convenience of an en suite bathroom. Illuminated by a central light fixture, warmed by a wall-mounted radiator, and adorned with a blend of wood and wood effect laminate flooring, this bedroom combines practicality with tasteful aesthetics.

Bedroom 2 En Suite - 11' 4" x 3' 5" (3.46m x 1.04m)

This fantastic en suite shower room is shared between bedrooms and is presented in a crisp white tone and comprises a white three-piece suite including a separate, fully tiled, walk-in shower enclosure with electric shower. There is a push button WC, sink set into a vanity unit with chrome tap. Lighting is provided by downlights. The room also benefits from beautiful, ceramic tiled flooring and wall mounted heated towel rail.

Bedroom 3 - 13' 10" x 8' 8" (4.22m x 2.64m)

The third bedroom overlooks the rear of the property and is a sizeable double room with ample space for freestanding furniture. It has been decorated stylishly and is complimented with wood effect laminate flooring. There is a central light fitting, ample power points, and a wall mounted radiator and has access to the en suite shower room.

Bedroom 3 En Suite - 10' 4" x 2' 9" (3.16m x 0.85m)

This immaculate en-suite, finished in crisp white tones comes with a separate, fully tiled walk-in shower with an electric unit provides a refreshing start to your day. The contemporary three-piece suite boasts a push-button WC and a stylish sink set into a vanity unit with gleaming chrome taps. Downlights bathe the space in a warm glow, while beautiful ceramic floor tiles add a touch of luxury. For ultimate comfort, a wall-mounted heated towel rail ensures toasty towels every time.

Bedroom 4 - 11' 1" x 9' 3" (3.39m x 2.82m)

This well-proportioned fourth bedroom overlooks the rear garden, offering a peaceful escape. The space comfortably accommodates freestanding furniture, allowing you to personalize it to your needs. Stylish décor sets the tone, while warm wood-effect laminate flooring creates a comfortable ambiance. Conveniently equipped with central lighting, ample power points, and a wall-mounted radiator, this room ensures both functionality and comfort.

Lounge - 14' 3" x 14' 0" (4.34m x 4.26m)

The heart of the home is this expansive lounge. This inviting space seamlessly connects the kitchen, hallway, sunroom, and fourth bedroom, creating a perfect environment for family gatherings or entertaining friends. Wood-effect laminate flooring adds warmth underfoot, while ample wall space provides the ideal canvas for a grand media wall or showcasing your artistic flair. Central lighting ensures the room is bathed in a comfortable glow, making it the perfect place to relax and unwind.

Family Bathroom - 10' 2" x 7' 11" (3.11m x 2.42m)

A rustic wooden sliding door invites you into this luxurious family bathroom. A grand corner bath beckons for a relaxing soak, while a separate, spacious corner shower provides a refreshing start. Modern convenience meets rustic charm with a wall-mounted WC and a stylish washbasin set in a suspended vanity unit. High-end tiles adorn both the walls and floors, creating a sophisticated ambiance. An opaque window allows for natural light and privacy, while downlights bathe the space in a warm glow. This bathroom is the epitome of relaxation and style.

Kitchen - 15' 4" x 5' 5" (4.67m x 1.64m)

Step into the stylish kitchen, conveniently accessed from the lounge area. This light-filled space boasts a modern two-tone ensemble of high-gloss base and wall units, creating a sleek and contemporary feel. A feature tile splashback adds a touch of personality, while integrated appliances including an electric oven, hob, and a chic modern extractor cater to your culinary needs. Ample space allows for freestanding appliances, making it perfect for the enthusiastic cook. A window overlooking the rear garden floods the room with natural light, while downlights ensure additional illumination during evenings.

Utility Area - 4' 6" x 3' 1" (1.37m x 0.94m)

Tucked away just off the kitchen, the utility area is a haven for functionality. This practical space provides ample room for freestanding white goods, keeping your kitchen clutter-free. Wood-effect laminate flooring ensures easy maintenance, while downlights offer efficient task lighting. A wall-mounted radiator adds a touch of warmth, making it a convenient space for laundry and household chores.

Sun Room - 14' 9" x 12' 3" (4.49m x 3.73m)

Step into the inviting sunroom, a versatile space that seamlessly connects the rear garden to the heart of the home. This delightful room doubles as a charming dining area, offering an abundance of natural light that floods the space year-round. Wood-effect laminate flooring adds warmth underfoot, while a central light fixture ensures comfortable illumination during evenings. Leading directly into the lounge, this bright and airy haven is perfect for relaxing afternoons, casual meals with family, or enjoying the beauty of your outdoor space.

Front of Property

A charming wooden gate leads you into the front garden, a secure haven enclosed by a perimeter fence. This sunny space offers ample room for relaxation and personalisation. Imagine enjoying a cup of coffee on a cosy wooden bench, basking in the warm sunshine. Storage solutions are readily available for gardening essentials or outdoor furniture. A paved pathway guides you effortlessly towards the welcoming front door.

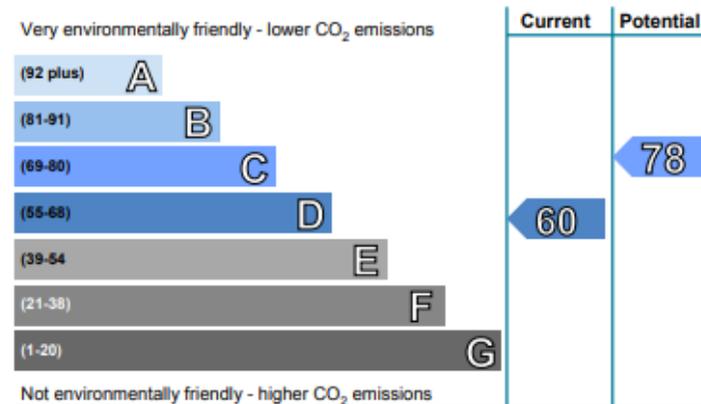
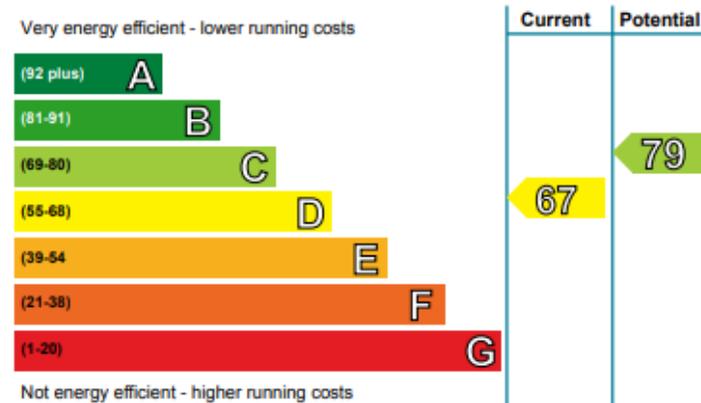
Rear of Property

Electric gates grant convenient access to the rear of the property, revealing a large driveway with ample parking for multiple vehicles. This secure haven leads to a spacious garage, offering a flexible solution for car storage, a workshop, or even additional recreational space. The garage boasts a mezzanine floor, maximizing its functionality and providing extra storage or workspace.





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



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