

CastleBrae

SALES & LETTING



- Beautiful end-terrace villa
- Three double bedrooms
- Fabulous full-length lounge/dining room
- Stunning, contemporary kitchen

9 Hillview Place, Broxburn, West Lothian, EH52 5SA

In true turnkey condition, a beautifully presented three bedroom home in ever-popular Broxburn. Early viewing is highly recommended to appreciate the quality on offer!

Offers Over £179,500



Property Description

Located at the end of a cul-de-sac and benefitting from a West-facing garden, this truly immaculate three bedroom villa, presented in turnkey condition, represents an ideal family home, lying conveniently close to the town's shops, schools and transport links, as well as leisure facilities and scenic open spaces.

You step through the home's front door into a welcoming hallway, where an inviting first impression is set with fresh white décor and contemporary grey laminate flooring. The hall benefits from a cupboard and further under-stair storage. To your left is the bright and spacious living/dining room, running the full length of the house and with patio doors leading out onto the rear decking. Off this room is the stunning kitchen, with ample wall and base units in stylish grey tones with contrasting marble-effect worktop. Integrated appliances include an electric hob, extractor hood, oven, microwave and wine fridge, while there is further space for a washing machine and large fridge-freezer.

The stairs and landing, with newly-fitted carpet, lead to all rooms on the upper level. All three bedrooms are genuine double rooms and fitted with carpets for optimum comfort underfoot, with two of the rooms benefitting from built-in storage. A stylish, fully-tiled family bathroom, comprising a bath with an overhead shower, a basin and a WC, completes the internal accommodation. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is complemented by a generous, West-facing rear garden, which is fully enclosed for optimum privacy, with a lawn, barked area, decking, as well as a shed for handy outdoor storage. To the front is the added bonus of off-road parking for 2 cars.





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EPC Rating C
Council Tax Band B

Approximate Dimensions

Living/Dining Room	25'11" x 11'11" (7.90m x 3.63m)
Kitchen	9'4" x 9'2" (2.85m x 2.80m)
Bedroom 1	15'7" x 11'9" (4.75m x 3.57m)
Bedroom 2	11'9" x 10'2" (3.57m x 3.10m)
Bedroom 3	12'5" x 9'9" (3.79m x 2.97m)
Bathroom	6'6" x 5'6" (1.97m x 1.67m)

Broxburn

Situated approximately 12 miles west of Edinburgh, the small West Lothian town of Broxburn is a thriving community served by an excellent range of local amenities. The bustling high street boasts a wide variety of shops, supermarkets, cafes, pubs and restaurants, with further retail and leisure facilities available in nearby Livingston.

Broxburn enjoys an excellent range of state and independent schooling, with early years and primary education provided at the local primary schools Kirkhill, Broxburn and St Nicholas RC, followed by secondary education at Broxburn Academy, St Margaret's Academy and Winchburgh. Surrounded by miles of beautiful countryside, Broxburn is an ideal base to explore all the sports and leisure facilities available in and around West Lothian. Whether a relaxed round of golf at one of the many golf courses, or an adrenaline-pumping session at the Edinburgh International Climbing Arena at nearby Ratho, there's something for everyone. Country sports and outdoor pursuits are well

catered for at Polkemmet, Almondell & Calderwood and Beecraigs country parks, plus great cycling and hillwalking opportunities are just a short drive away in the Pentland Hills. The town is increasingly popular with commuters thanks to its easy access to the M8 and M9 motorway networks, close proximity to Edinburgh airport and excellent public transport links including frequent high-speed rail connections to Edinburgh and Glasgow.

DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

The Vendor of this property is an Estate Agent within the meaning of the Estate Agent's Act and a declaration to that effect is hereby made in accordance with Section 21 of the Act.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.