



15 Badger Meadows

Broxburn, West Lothian, EH52 5TD



Property Summary

Set by a local playground, this four-bedroom detached house has a convenient setting for families in popular Broxburn. It is close to excellent amenities, schools, and transport links, and is roughly a 40-minute drive from the city centres of both Edinburgh and Glasgow. This south-facing home further boasts neutral interior design and spacious accommodation, providing two reception areas and a large kitchen, as well as a bathroom, an en-suite, and a WC. Adding to its strong appeal, it has private parking for at least two cars and it benefits from a family-friendly rear garden, which is fully enclosed and laid with a neat lawn and timber deck.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and gas hob, and an undercounter dishwasher to be included in the sale.

Property Features

- An executive detached house in Broxburn
- Neutral interior décor throughout
- Welcoming entrance hall with storage
- Dual-aspect living room with a fireplace
- Dining room with patio doors to garden
- Dual-aspect kitchen that is well appointed
- Separate utility room with an adjacent WC
- Three bright and airy double bedrooms
- One versatile single bedroom/study/office
- 3pc en-suite shower room
- 3pc family bathroom with over-bath shower
- Private gardens to the front and rear
- Private driveway and integrated garage
- Gas central heating and double glazing
- EPC Rating - D







Dual-aspect living room with
a fireplace, a dining room with
patio doors to garden and a
dual-aspect kitchen





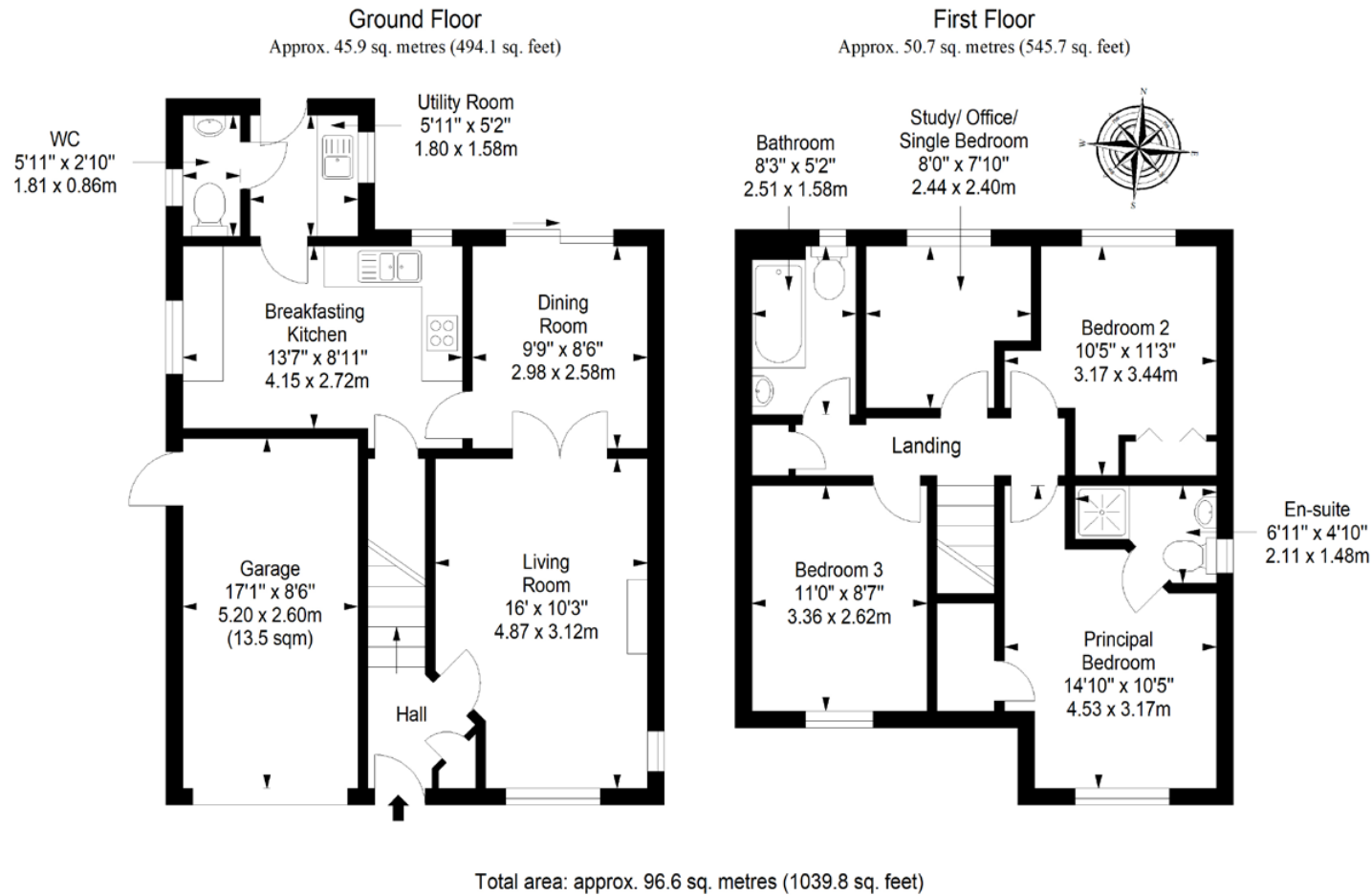


**3pc en-suite shower room,
and a 3pc family bathroom
with over-bath shower**





Floorplan



All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106