



18 Badgerwood
Dechmont, Broxburn
EH52 6NZ
Offers Over £298,000

Caesar & Howie
Solicitors & Estate Agents



18 Badgerwood

Dechmont, Broxburn EH52 6NZ

Very spacious and well laid out detached bungalow offers versatile and individual accommodation with broad market appeal. It is nestled within a prime central location and quiet cul-de-sac, with no through traffic. Rooms are well proportioned and have a traditional layout, excellent further potential. The property is available with early/flexible entry and chain free. It is ideally placed for public transport and within easy reach of neighbouring Uphall/Broxburn and Livingston. Rail services at nearby Uphall Station and swift access to motorway networks. Excellent Home Report, all Cat 1's.

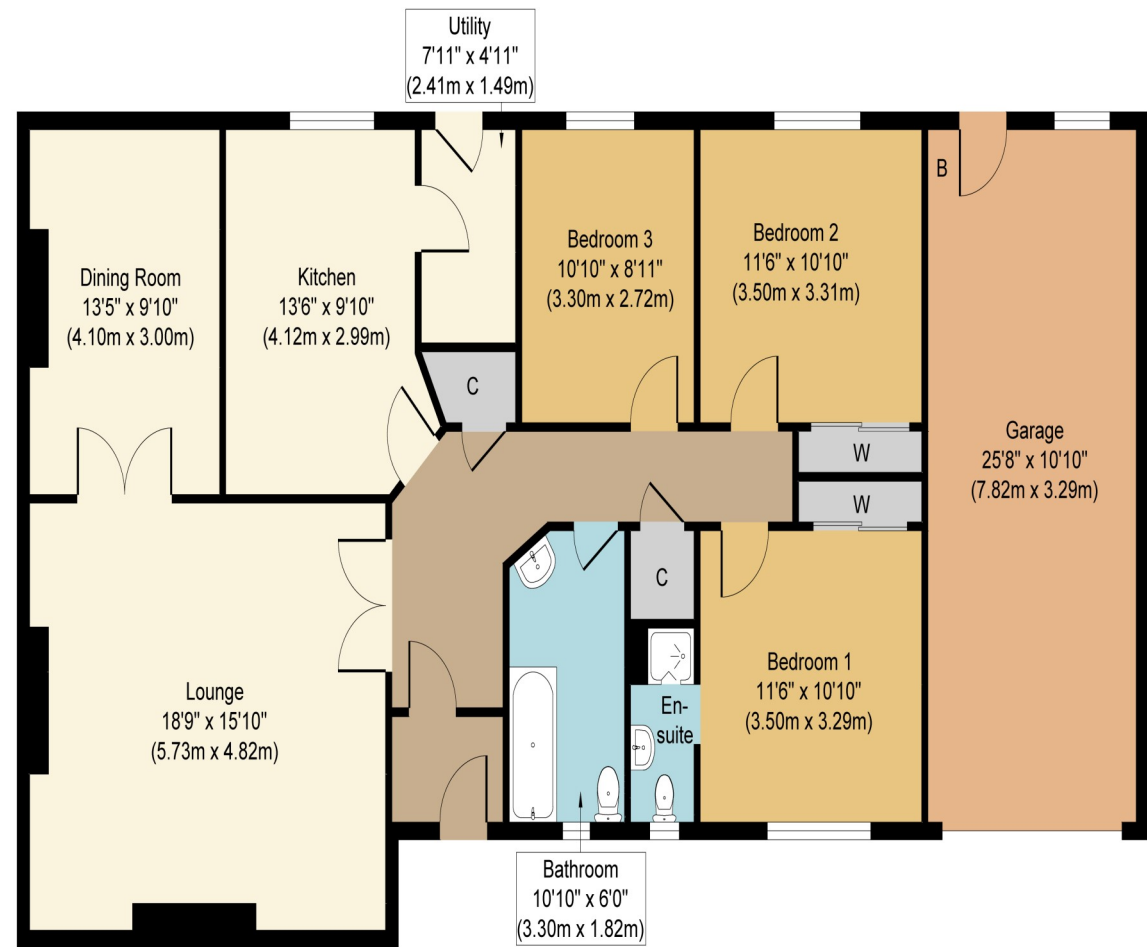
- Entrance & Hallway
- Spacious & bright lounge
- Dining room
- Kitchen/breakfast room
- Utility
- Larger Bathroom
- Three bedrooms (master en-suite)
- GCH & DG
- Large Tandem garage/remote door
- Double with Monoblock drive
- Low maintenance gardens
- Council Tax Band E





18 Badgerwood

18 Badgerwood



Approximate Floor Area
1546 sq. ft
(143.63 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2025 | www.houseviz.com