





22 Cardross Road

Broxburn

Welcome to 22 Cardross Road, an immaculately presented and thoughtfully designed three-bedroom home that offers a seamless blend of style, comfort, and practicality. Situated in one of Broxburn's most convenient and family-friendly neighbourhoods, this exceptional property is ready for its next chapter and offers a complimentary lifestyle that caters to a wide range of buyers.

As you step inside, you are welcomed into a bright and airy hallway that immediately sets the tone for the rest of the home. Flowing effortlessly into the open plan kitchen, lounge, and dining area, the ground floor is perfectly laid out for both relaxed family living and entertaining. The contemporary kitchen is fitted with sleek grey cabinetry and complemented by integrated appliances including a fridge freezer, a four-point induction hob, oven, and built-in microwave. Ample worktop space and thoughtful design ensure a functional and social cooking environment.

The lounge area is expansive, currently hosting a large sofa with space to spare for freestanding furniture. A dedicated dining zone comfortably accommodates a four-seater table, creating a central hub for mealtimes and gatherings. Large patio doors frame the rear of the home, inviting natural light to flood the space and offering direct access to the beautifully landscaped south-facing garden



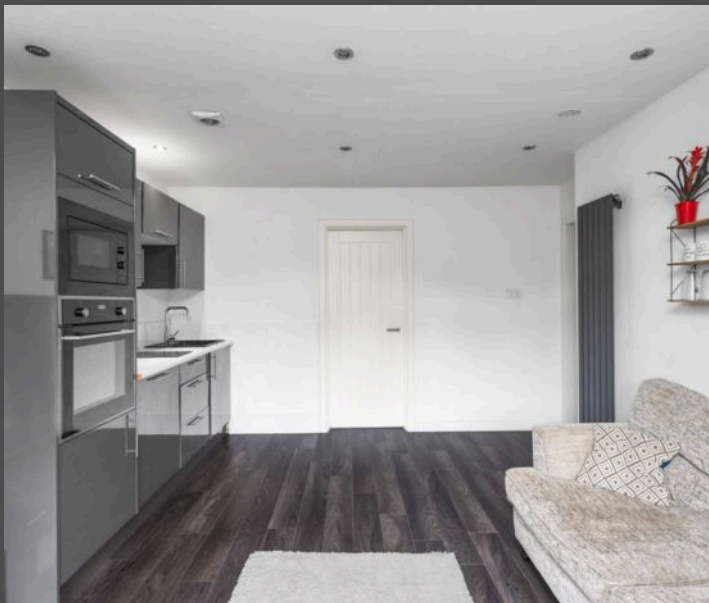
The garden is a true outdoor haven, designed for both enjoyment and ease. A generous decked area is perfect for al fresco dining, summer barbecues, or simply soaking up the sun. A long, private stretch of lawn to the side extends the garden even further, providing plenty of space for children to play or for those who enjoy gardening and outdoor living. The principal bedroom is a peaceful retreat, spacious enough to host a king-size bed along with bedside tables and additional furniture. This room offers a calm and quiet setting for rest and relaxation. The second bedroom is currently set up as a home office but can easily accommodate a double bed, making it an excellent guest room or flexible space to suit your needs. The third bedroom is designed as a nursery but is generous enough for a queen-size bed and also benefits from a fitted cupboard and additional room for drawers or storage units.

The shower room is finished to a modern and high standard. It features textured wet wall panels, a large walk-in shower with overhead fixture, a white gloss sink with chrome tap, and a matching WC. Spotlights illuminate the space, creating a crisp, clean, and calming atmosphere.

The property also boasts a spacious two-car driveway to the front, with generous visitor and on-street parking nearby ensuring convenience for both residents and guests alike.

This home is not only beautifully maintained but also superbly located. Broxburn Academy is just a two-minute walk away, and Kirkhill Primary School is also within easy reach, making it ideal for families. Daily amenities such as Tesco Express, Aldi, and Xcite Broxburn Leisure Centre are all within walking distance. Healthcare is covered by the nearby Linden Medical Centre and pharmacy.

For commuters, the location is hard to beat. With quick access to the M8 and a short drive to Uphall Train Station, travel to Edinburgh, Glasgow, and beyond is both simple and efficient. The Centre in Livingston is also just a short drive away, offering an extensive array of retail stores, dining options, and entertainment for every occasion.







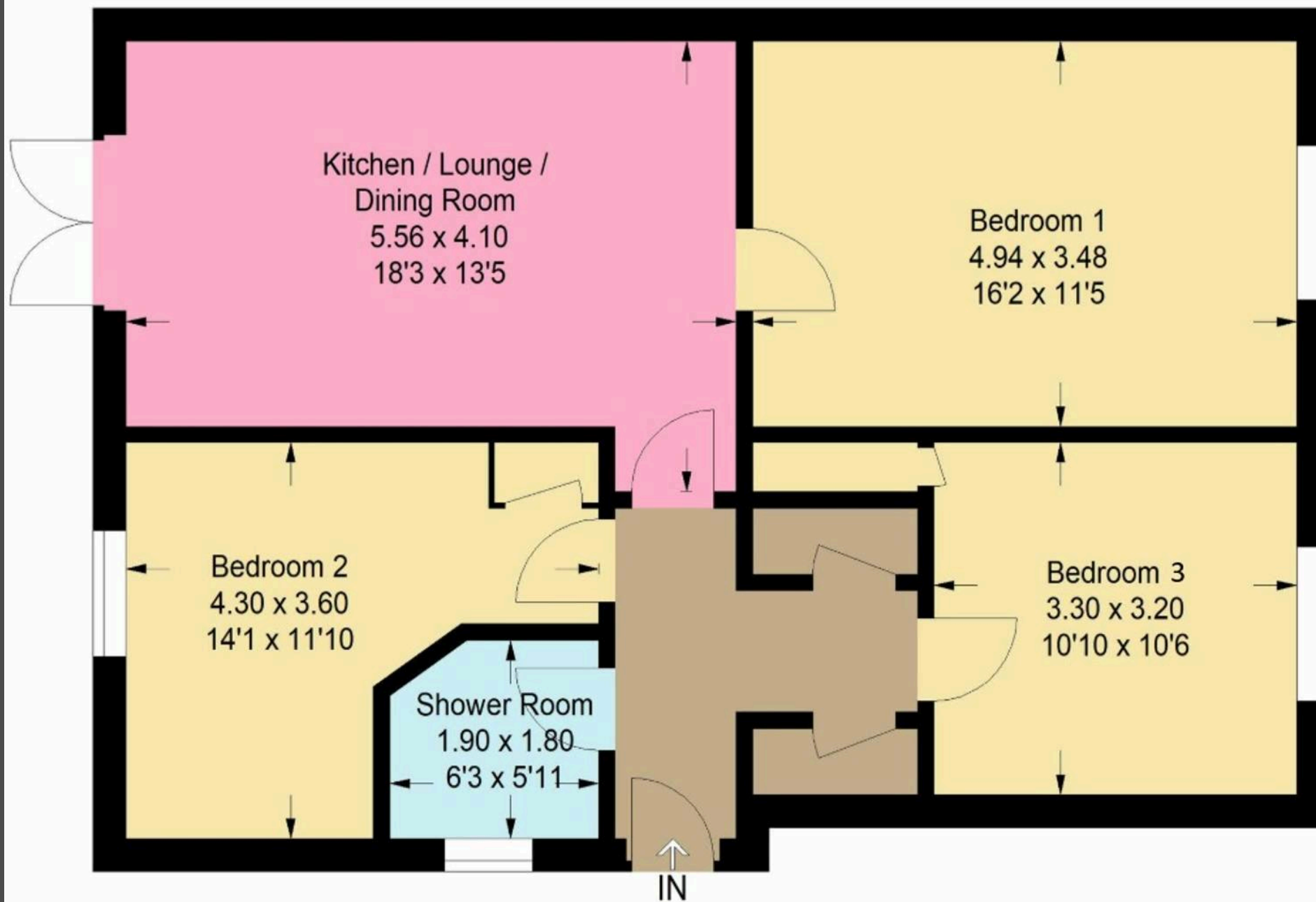


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