





11 West Park Grove

Broxburn

Welcome to West Park Grove, a beautifully renovated three bedroom semi detached home set in a highly desirable location in Broxburn. Stylish, spacious, and move-in ready, this modern property offers a southwest-facing garden, open-plan living, and the potential to create a two car driveway making it an ideal choice for families and professionals alike.

On entering the home, you are welcomed into a bright hallway that sets the tone for the rest of the property. To the left, the lounge is a comfortable and versatile living space, featuring double aspect windows that flood the room with natural light. A striking partition wall / chimney breast with stone tile finish and gas fireplace adds character, while the generous layout allows for a large sofa, media wall, and additional furnishings.

To the rear, the open plan kitchen and dining area provides a stylish hub of the home. Designed with modern ivory gloss cabinetry and solid oak worktops. the kitchen includes a five point gas hob, double oven, integrated dishwasher, and fridge-freezer. With dining space for eight to ten people, this area is perfect for family meals and entertaining. Patio doors open directly onto the garden, creating a seamless flow between indoor and outdoor living.



The southwest facing rear garden is both generous and private, with no properties overlooking. It has been fully landscaped and features decking immediately outside the dining area, ideal for alfresco dining, as well as additional decking at the rear for relaxing or entertaining. A large outdoor storage unit offers excellent practicality for garden tools and equipment. Back inside, the main hallway also benefits from a large utility style storage cupboard, ideal for housing a washing machine, tumble dryer, or other essentials.

Upstairs, the principal bedroom comfortably accommodates a super king-size bed, with fitted wardrobes and a large front-facing window adding both style and practicality. Bedroom two is another spacious double, easily hosting a king size bed with room for storage and furnishings. Bedroom three is a versatile space, suitable for a single, queen, or snug double bed, and includes a large built-in cupboard with loft access offering excellent storage potential. The family bathroom completes the upper level, finished to a high standard with a fully tiled three piece suite including a bathtub with overhead shower.

West Park Grove enjoys a fantastic position just off Broxburn High Street, placing shops, supermarkets, cafés, and services all within easy reach. Families benefit from proximity to Broxburn Academy, while commuters enjoy excellent links via the M8 motorway and Uphall Train Station, both providing quick access to Edinburgh and Glasgow. Everyday essentials are close by with Aldi, Tesco Superstore, Lidl, and Starbucks, ensuring convenience right on your doorstep.

This is a superbly presented home in a sought-after area, offering modern comfort, generous storage, and an excellent location perfect for its next owners.

Council Tax band: B

Tenure: Freehold

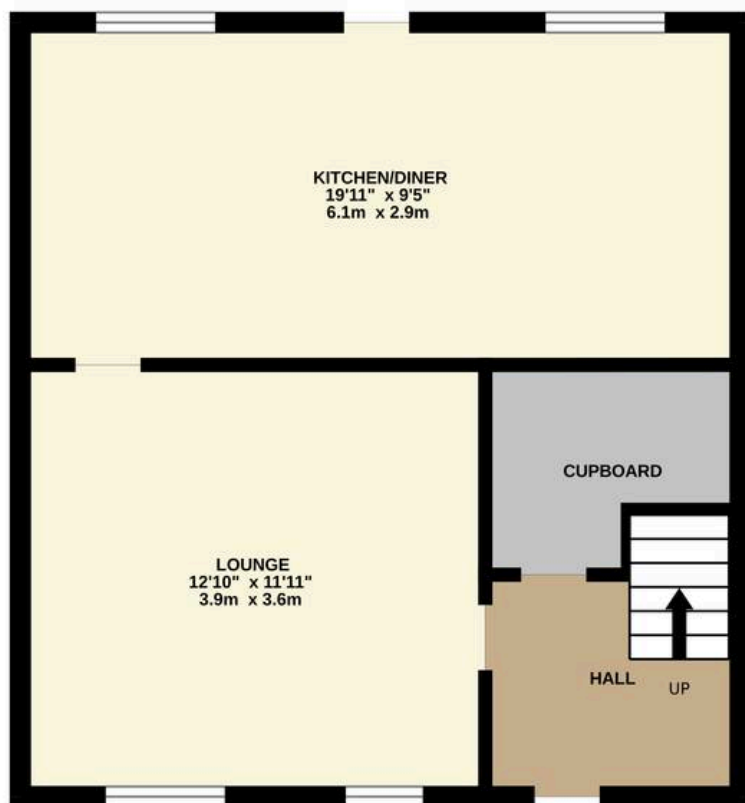
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

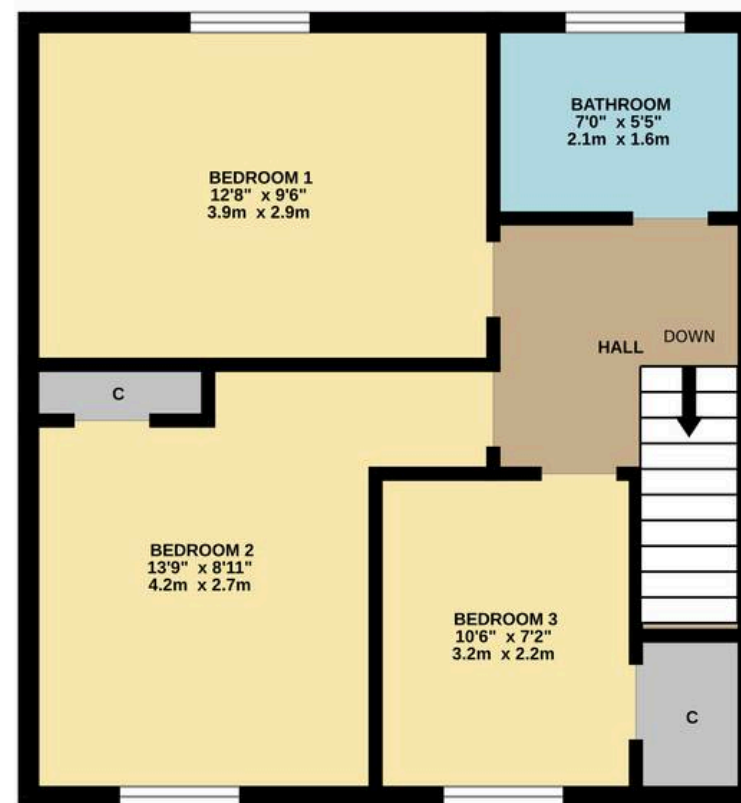




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 936sq.ft. (87.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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