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FOR SALE



59 Cardross Avenue

Broxburn, Broxburn

Welcome to Cardross Avenue, a home that has been lovingly cared for and beautifully maintained for over sixteen years. Situated in one of Broxburn's most popular residential areas, this attractive upper villa offers a wonderful balance of comfort, style and practicality, creating an inviting space that immediately feels like home.

From the moment you arrive, it's clear this property has been cherished. The external staircase has been upgraded with a high-quality, non-slip resin finish, combining safety with a sleek, modern look that complements the home's well-kept exterior. Inside, the property is bright, welcoming and thoughtfully presented throughout. The staircase is fitted with a modern grey woven carpet that is both durable and stylish, providing a warm introduction as you make your way upstairs. The hallway at the top leads seamlessly through the home, filled with natural light and a calm, homely atmosphere.

To the left is the bathroom, finished to a high standard with marble-effect wall panels and matching flooring. The white suite, curved glass shower enclosure and chrome towel rail give the space a modern and elegant feel, while the frosted window allows soft light to fill the room. Next door, the kitchen is both contemporary and full of character. Sleek white cabinetry and dark worktops contrast beautifully with the deep teal feature walls, creating a fresh and inviting space. A large window overlooks the south facing rear garden, flooding the room with daylight and offering a lovely outlook while cooking or enjoying a morning coffee.

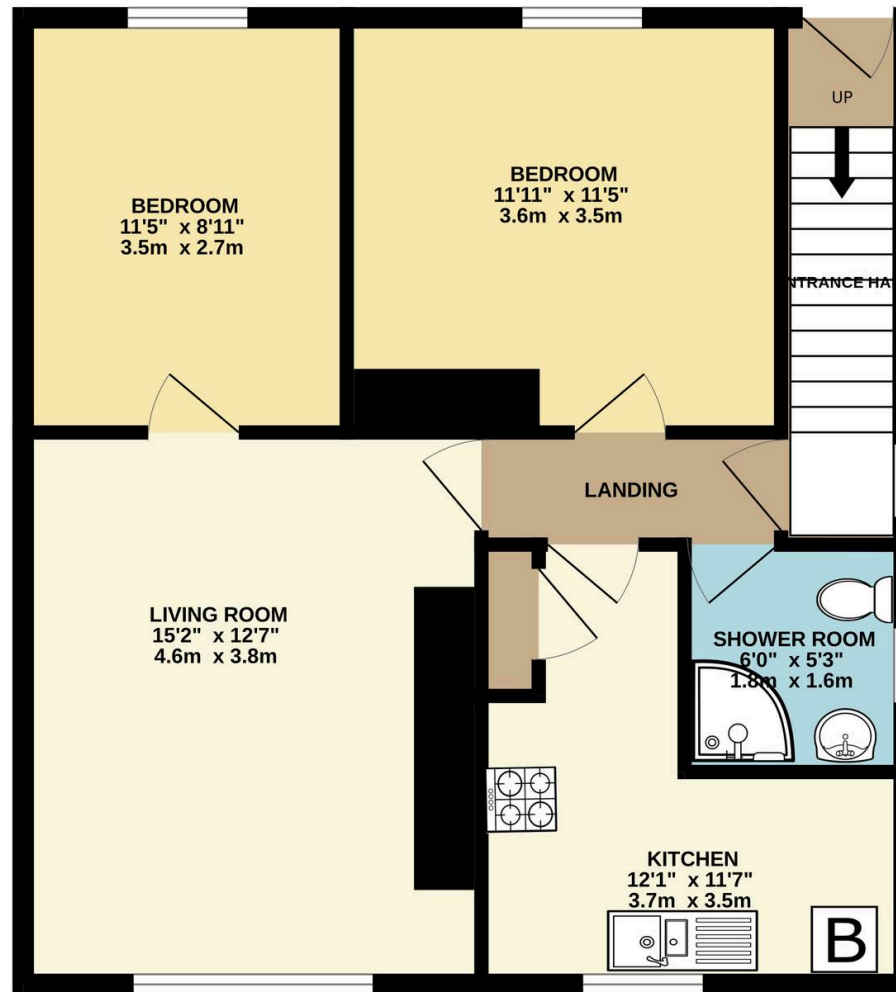
Across the hall sits the first double bedroom with soft neutral tones with a stylish feature wall and statement chandelier that adds a touch of sophistication

Lounge





FIRST FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA: 679 sq.ft. (63.1 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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