



10 Woodville Court, Broxburn

Offers Over £185,000



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Welcome to this beautifully presented two-bedroom semi detached home located in the highly sought-after Woodville Court in Broxburn, offered to the market in true move-in condition and finished to an exceptional standard throughout. On arrival, the property benefits from its own private expansive driveway, providing convenient off-street parking before stepping inside.

As you enter the home, you are greeted by a practical and welcoming hallway, the ideal space for coats, shoes and day-to-day essentials, creating a smooth transition between the outdoors and the comfort of the home. Moving through to the front of the property on the right-hand side, you are instantly drawn into the bright and inviting lounge, a beautifully styled room that is flooded with natural light thanks to the large east-facing window pictured. The light pours across the soft tones, feature wallpaper and warm flooring, creating a wonderful atmosphere for relaxing or hosting guests. Continuing through from the lounge, you are guided into the impressive kitchen diner positioned at the rear of the home. This contemporary space offers a striking and stylish contrast with sleek black lower cabinetry paired with glossy retro red upper cabinets, creating a bold and modern aesthetic enhanced by excellent worktop space and integrated appliances. The layout easily accommodates a dining area, making this room the perfect hub for mealtimes or entertaining.

From here, you can step directly out to the landscaped rear garden, which has been cleverly designed for low maintenance while still providing an attractive and versatile outdoor space. The combination of mono-block paving and artificial grass ensures it remains tidy and usable all year round, while the dedicated seating area offers the ideal setting for outdoor dining or evening relaxation. The garden enjoys a desirable south-west facing aspect, making it a genuine sun trap throughout the afternoon and into the evening. A standout feature is the fantastic outhouse situated at the rear, currently utilised as a home gym but offering enormous flexibility.



Heading upstairs, you are met with a soft, plush grey carpet that runs up the staircase, across the landing and into both bedrooms, adding warmth and comfort to the upper level. At the top of the landing sits the beautifully presented family bathroom, fully tiled in neutral marble-effect finishes and offering a three-piece suite including a shower-over-bath, ideal for both busy mornings and relaxing evenings. Adjacent to the bathroom is the second bedroom, a well-proportioned space positioned to the rear of the home and enjoying pleasant views over the garden. Currently arranged with a single bed, the room still offers generous space for additional furnishings and could comfortably accommodate a double bed if preferred.

To the front of the property lies the principal bedroom, a stylish and spacious room that benefits from mirrored built-in wardrobes as well as further two integrated storage cupboards. The room easily accommodates a king-size bed alongside bedside cabinets and a chest of drawers, with the décor and layout creating a serene and beautifully finished retreat.

Situated within the desirable area, Woodville Court offers exceptional convenience, with Broxburn's wide range of local amenities including supermarkets, cafés, restaurants and independent shops all within easy reach. Excellent transport links are close by, including Uphall Train Station which provides direct services to Edinburgh and Glasgow, as well as quick access to the M8 and M9 motorway networks for commuters. The area is also well served for schooling, falling within catchment for Broxburn Primary School and Broxburn Academy, with several nurseries and early-years facilities close at hand. This outstanding home combines modern style, practical living and an excellent location, making it a fantastic opportunity for a range of buyers.

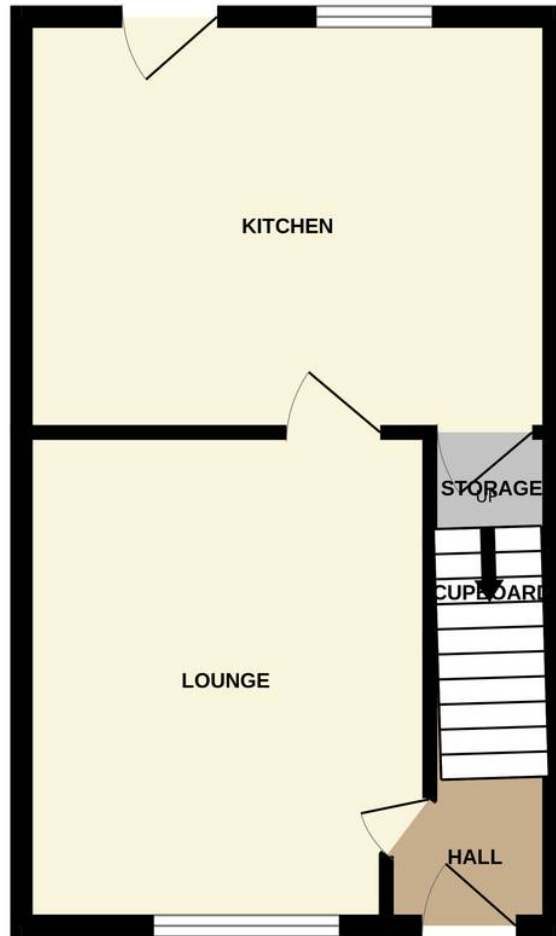
Council Tax band: D

Tenure: Freehold

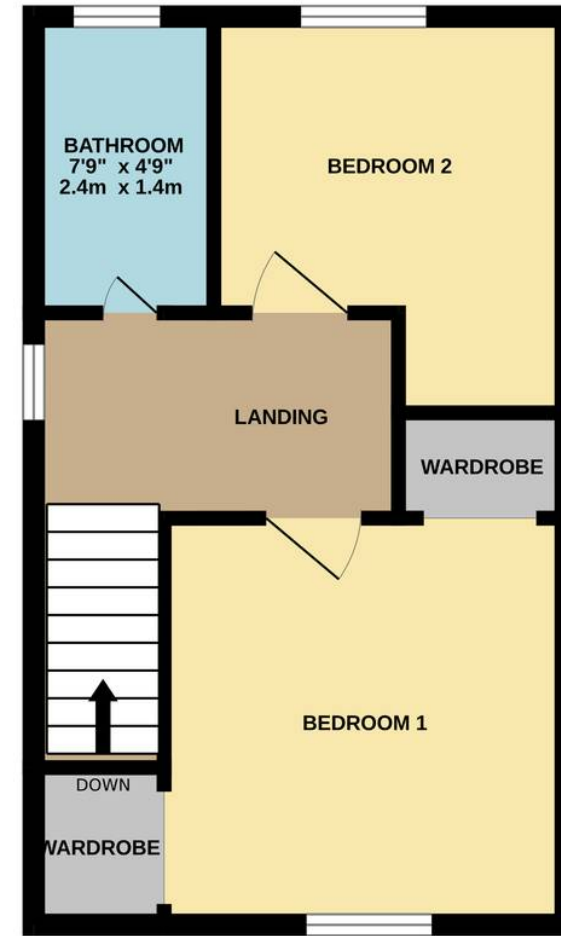




GROUND FLOOR



1ST FLOOR



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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