





DON'T MISS OUT ON THIS AMAZING FAMILY HOME!!

Carol Lawton and RE/MAX Property are delighted to offer to the market this 3 bed semi-detached bungalow which is situated within a popular but quiet area in the town of Broxburn. Comprising; entrance hall/vestibule, spacious lounge, dining room, kitchen, 3 good sized double bedrooms, 4 piece bathroom and large rear garden. Further benefits include gardens to the front & rear, GCH & DG.

The Home Report can be downloaded from our website

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

The popular town of Broxburn in West Lothian offers an excellent range of shopping, eateries and leisure facilities, including a sports centre. Primary and secondary schooling are also provided. Livingston is only a short drive away, where there are more shopping opportunities provided by a wealth of shops housed in The Centre and Designer Outlet. For the commuter, there is easy access to the central Scotland motorway network, rail links and Edinburgh airport is close by. A rare opportunity to purchase a one a kind property, which really has to be seen to be fully appreciated.

**Entrance Hall & Vestibule**

16' 1" x 3' 9" (4.90m x 1.14m)

Entering the property via a UPVC partially glazed door, there is a small vestibule area before entering into a hallway. From here there is access to the Dining Room and Living Level Bedroom. There is carpet to the floor, a central ceiling light fitting, a large storage cupboard and a radiator.

**Lounge**

14' 10" x 12' 7" (4.51m x 3.83m)

This bright living space, accessed via the dining room, has a large window to the front of the property letting in an abundance of natural light. There is a feature stone fireplace, carpet to the floor, a chandelier light fitting and a radiator.

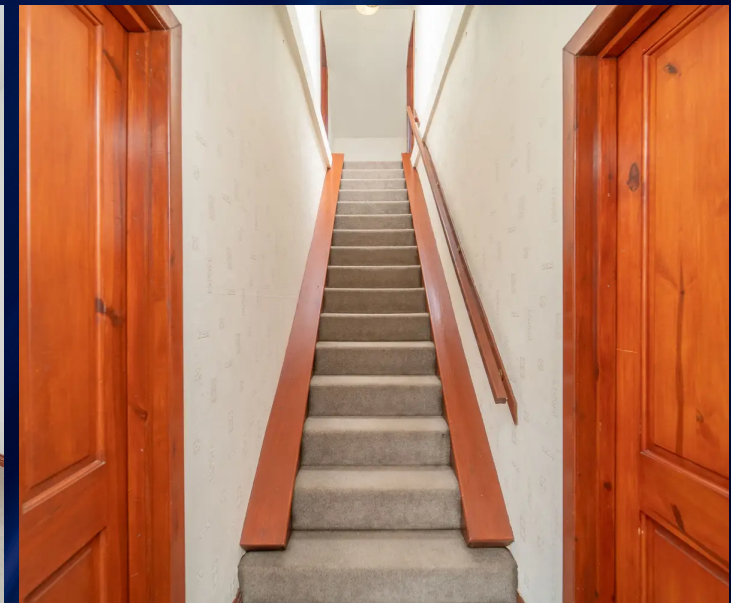
**Dining Room**

15' 11" x 14' 10" (4.86m x 4.51m)

The spacious dining room is partially open-plan with the lounge and gives access to the rear hall. There is a window to the side of the property, carpet to the floor, a chandelier light fitting and a radiator.

**Rear Hall**

Tucked away in the rear hall is access to the kitchen, bathroom and the upper floor via carpeted stairs. There is carpet to the floor and a central light fitting.



### **Kitchen / Family Room**

25' 11" x 11' 2" (7.90m x 3.41m)

This extensive kitchen has a nice family room area to one side. With floor mounted units and complimentary worktops, an electric cooker hood, stainless-steel double sink with chrome mixer tap, tiled splashbacks, built in dishwasher and ample space for free standing appliances. The family area makes a wonderful addition to any home, giving an extra space to relax for the day. With linoleum flooring to the kitchen and carpet to the family area, a mix of strip and pendant light fittings, a radiator, windows surrounding the whole area and access to the rear garden via UPVC rear door and French doors to the side.

### **Bathroom**

11' 8" x 9' 5" (3.55m x 2.86m)

This bright 4 piece suite has a white toilet, large ceramic basin with copper effect taps and vanity cupboard, corner bath and a large double shower with mains operated shower and double shower heads. The Shower is fully acrylic wet walled and there is tiled splashbacks. There are tiles to the floor, a central light fitting and a radiator.

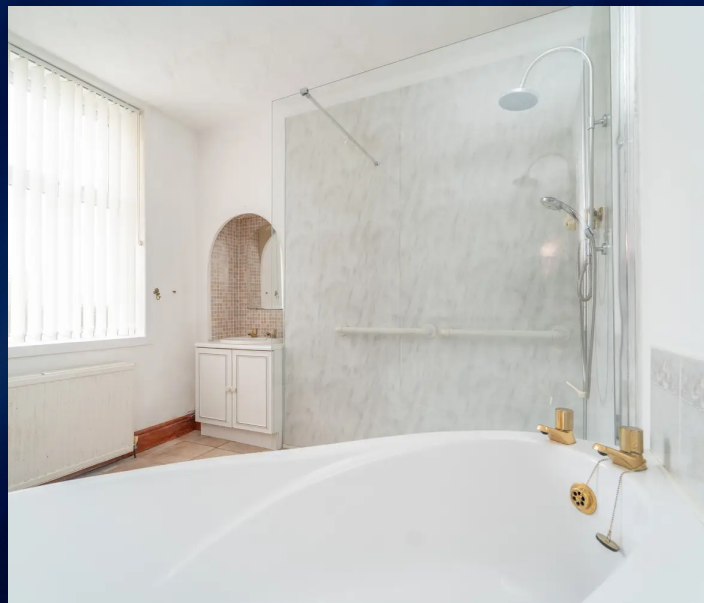
### **Living Level Bedroom**

13' 3" x 12' 8" (4.05m x 3.85m)

A very generous sized bedroom with a large window to the front of the property. There is handy access to the bathroom via a walk through wardrobe/storage space and a large mirrored door wardrobe.

### **Upper Landing**

rising the carpeted stairs, the upper landing gives access to the 2 first floor double bedrooms. With a large skylight window to the stairs, carpet to the floor and a central ceiling light fitting.



### Bedroom 2

18' 8" x 14' 2" (5.70m x 4.32m)

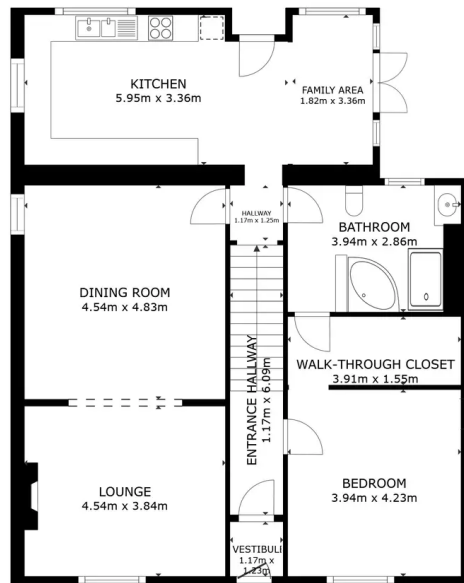
The larger of the 2 upper rooms, this good sized double bedroom has a window to the rear of the property. It has 2 storage cupboard/wardrobes, carpet to the floor, a central light fitting and a radiator.

### Bedroom 3

18' 11" x 12' 0" (5.76m x 3.65m)

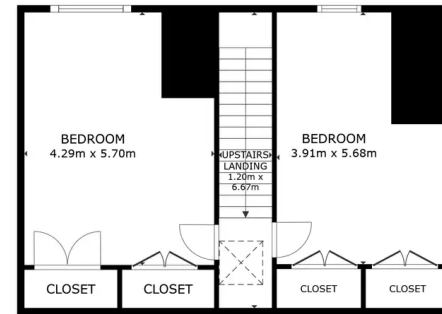
The final double room has 2 large storage cupboards/wardrobes. There is carpet to the floor, a rear facing window, a central light fitting and a radiator.





GROUND FLOOR

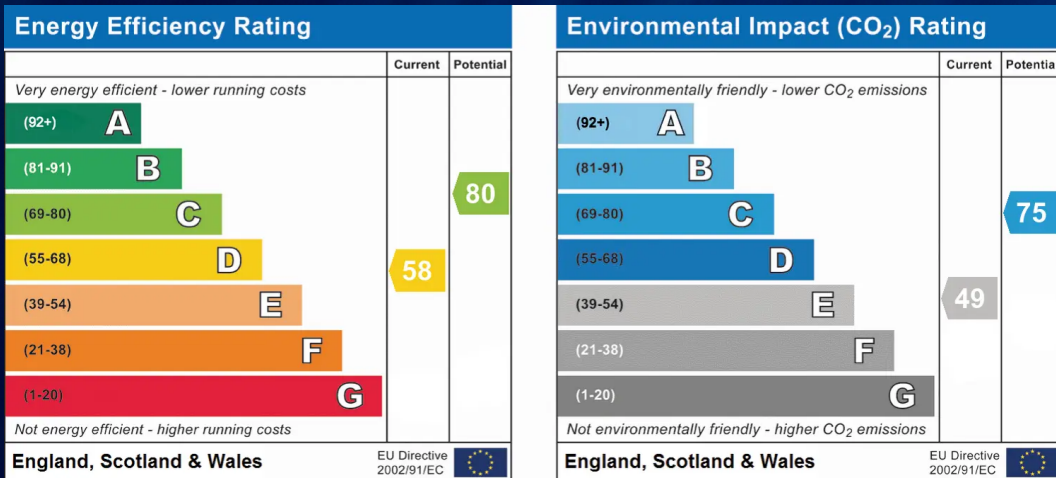
GROSS INTERNAL AREA  
 GROUND FLOOR 116.1 m<sup>2</sup> FLOOR 1 64.0 m<sup>2</sup>  
 TOTAL : 180.2 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

GROSS INTERNAL AREA  
 GROUND FLOOR 116.1 m<sup>2</sup> FLOOR 1 64.0 m<sup>2</sup>  
 TOTAL : 180.2 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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The Home Report



# RE/MAX Property

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