



RE/MAX Property

34 Woodville Court, Broxburn, EH52 5LR

Beautifully Presented Home With Newly Updated Kitchen, Bathroom & Rear Garden!

Lauren Beresford and RE/MAX Property are delighted to bring to the market this walk-in condition two Bedroom Home in Woodville Court, Broxburn, EH52 5LR, ideal for first-time buyers, commuters and those looking to downsize.

Comprising of Entrance Hall, Lounge, Kitchen, Upper Hall, Two Bedrooms and Shower Room. This property benefits from gas central heating, double glazing, allocated parking space and guest parking.

The local town of Broxburn is a well-established town with a full range of local amenities including pre/primary and secondary schooling, doctor's surgery, local shops, supermarket, financial services, post office, bars, restaurants and leisure centre. In the neighbouring village of Uphall you will find horse riding and a golf course. Being in close proximity to the M8 which provides direct access to Edinburgh which is approx. 12 miles east of Broxburn and the local train station in Uphall which delivers a frequent and timely service to both Edinburgh and Glasgow making this area ideal for commuting.

No Factor Fees
Council Tax Band C
Freehold Tenure

The Home Report can be downloaded from the RE/MAX website





Entrance Hall

Size-1.26m x 1.22m

Enter into the Hall through UVPC door, giving access to the Lounge, Kitchen and staircase to the upper level. The Hallway has one central light fitting, painted walls, one radiator and laminate flooring.

Lounge

Size- 3.94m x 2.66m

Lounge with a front facing window, space for storage and under stair cupboard space. Around the room there is one central light fitting, painted walls, one radiator and laminate flooring. There is the option of opening the space up by taking down the wall which separates the Lounge and Kitchen.

Kitchen

Size-3.64m x 2.45m

Newly fitted Kitchen comprising of: Fitted wall and base units, worktops, built-in boiler, breakfast bar, space for washing machine, space for fridge freezer, integrated four burner gas hobs, integrated oven, and stainless-steel sink with mixer tap. There are two central light fittings, splashback and painted walls, a rear facing window, and a rear door leading to the Garden.

Upper Hallway

Size- 1.87m x 1.57m

Hallway giving access to Bedroom 1, Bedroom 2, Bathroom and attic. There is one central light fitting, painted walls, a side facing window and carpet flooring.

Shower Room

Size-1.86m x 1.69m

Newly fitted three-piece Shower Room located at the top of the staircase. Comprising of toilet, sink with mixer tap, and walk-in shower. There is spotlighting, a rear facing opaque window, wet wall coverings, heated towel rail and wet flooring.

Bedroom 1

Size-3.36m x 1.70m

Excellent sized double Bedroom located at the front of the property with mirrored wardrobes, built-in cupboard space and space for storage around the room. There is one central light fitting, a front facing window, painted wall coverings, one radiator and carpet flooring.

Bedroom 2

Size-2.98m x 2.66m

Bedroom located at the rear of the property with one central light fitting, a rear facing window, painted walls, one radiator and carpet flooring.

Front

Private low maintenance front with gravelled areas, path, allocated parking space and guest parking.

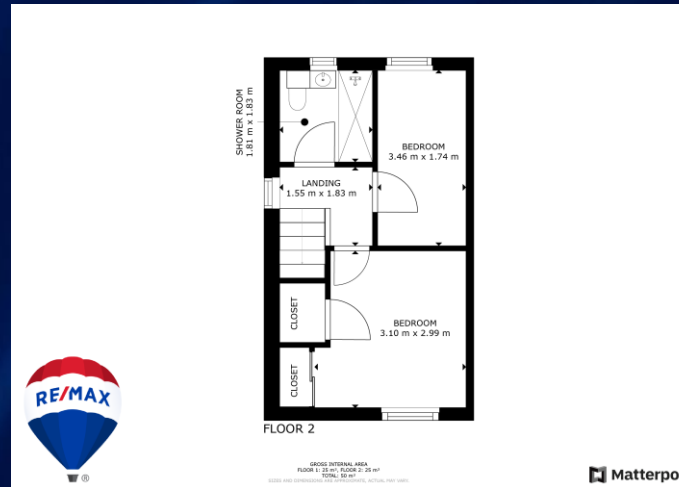
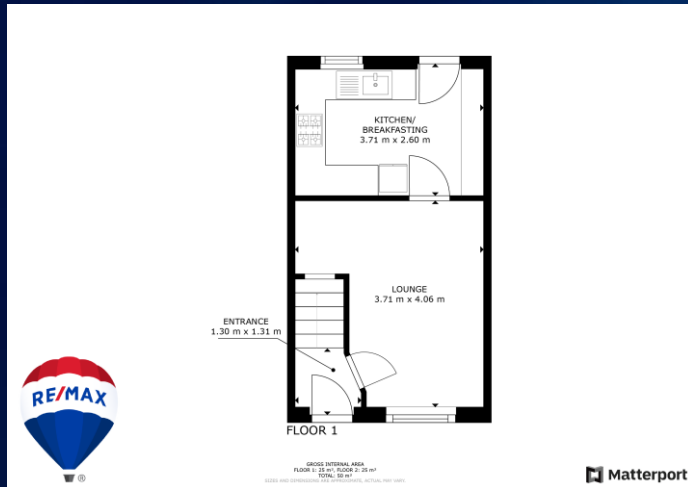
Rear Garden

Beautiful rear garden with decking, gravelled area, flower beds, shed and path at the side of the property which leads to the front. This garden is easy to maintain and is brilliant for entertaining.



RE/MAX Property

"Nobody in the world sells more property than RE/MAX"



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
70	89	70	90

Very energy efficient - lower running costs

Very environmentally friendly - lower CO₂ emissions

Not energy efficient - higher running costs

Not environmentally friendly - higher CO₂ emissions

England, Scotland & Wales



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