







Derrick Mooney & RE/MAX Property are over the moon to welcome you to this gorgeous 3-bedroom semi-detached house. With a detached garage and a large driveway for private parking, you'll have plenty of space for your vehicles when your friends and family visit.

The fully enclosed large rear garden is the perfect spot for hosting summer BBQs or simply relaxing. Located in a sought-after neighbourhood, this property offers both convenience and charm.

Step inside to find a spacious and inviting living space that is perfect for relaxing with family or entertaining friends. The three bedrooms provide ample space for everyone in the household, whether it's for sleeping, working from home, or just hanging out.

Don't miss out on this fantastic opportunity to call this place your own! With its fantastic location and great features, this semi-detached house won't stay on the market for long. Come see it for yourself today!

No Factor Fees

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Broxburn offers an excellent range of local shopping and leisure facilities and a sports centre. Nursery, primary and secondary schooling are also provided. Livingston is only a short drive away, with 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 to Edinburgh and Glasgow are also close by.



## Lounge/Dining Room

23' 6" x 9' 5" (7.17m x 2.88m)

This contemporary lounge dining room offers a fantastic inviting space which has been neutrally decorated and has the luxury of a large window to the front and a double patio door leading out to the rear garden allowing plenty of natural light to flood in. This room also offers ample space for both dining and relaxing with friends and family.

## Kitchen

9' 5" x 8' 0" (2.88m x 2.43m)

Sleek stylish kitchen with an abundance of storage and workspace. Consisting of modern cream base and wall units, built in Bosch electric oven, cooker, chimney hood and stainless steel sink, worktop and splashback and a window overlooking the fully enclosed rear rear garden.

## Vestibule

Inviting spacious vestibule giving you access to the lounge dining room, kitchen, then leading upstairs to the family bathroom and three bedrooms.





### **Family Bathroom**

6' 2" x 5' 11" (1.89m x 1.81m)

This gorgeous modern family bathroom has a plethora of essential storage of vanity units complimented by a toilet, basin, towel radiator, and shower enclosure with large rainfall shower and hand held shower.

### **Double Bedroom**

10' 3" x 10' 26' 11" (3.12m x 3.13.00m)

Spacious double bedroom with neutral decor and a large window with views out to the fully enclosed rear garden.

### **Double Bedroom**

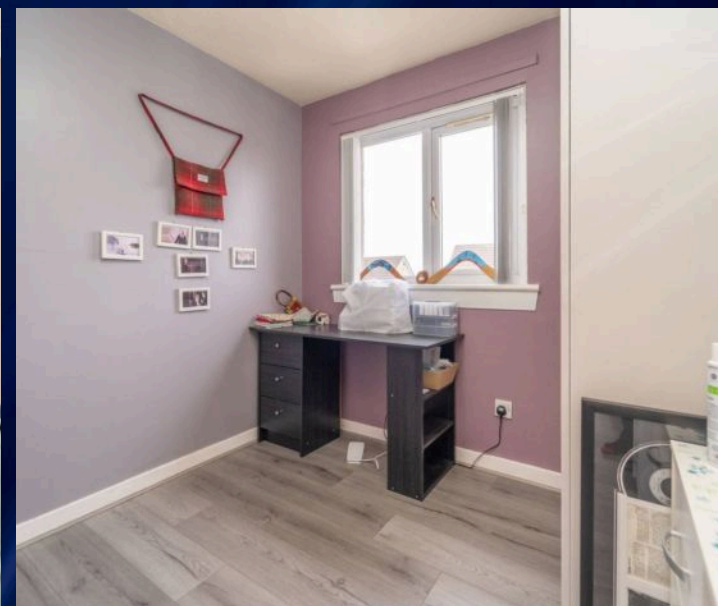
13' 10" x 8' 8" (4.22m x 2.63m)

Fantastically sized double bedroom with bedside drawer, cabinet and double mirrored wardrobe with a large window with views to the front.


### **Bedroom/Office**

10' 0" x 7' 8" (3.05m x 2.34m)


This versatile third bedroom can also be used as an office if desired. Has an inbuilt cupboard and a window with a view to the front of the property.

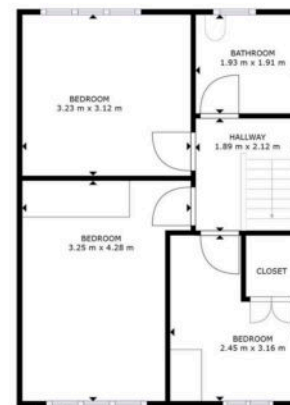


## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b> <span>EU Directive 2002/91/EC</span> 		

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b> <span>EU Directive 2002/91/EC</span> 		







**RE/MAX Property**

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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.