







Derrick Mooney & RE/MAX Property welcomes you to this large 2-bedroom end of terrace apartment located in a sought-after area. This modern ground floor gem boasts an extended kitchen and dining room, perfect for entertaining guests. With two generously sized double bedrooms, there's plenty of space for relaxation and unwinding. Private parking allows for convenience, and the fully enclosed rear garden is a peaceful retreat, facing south for maximum sunlight enjoyment.

Step outside and discover the lovely front of the property, featuring paving slabs and an enclosed wall with a wooden gate for added privacy. Additionally, the property offers private parking on the mono blocked drive to the side, ensuring you'll never have to worry about finding a spot. Whether you're relaxing in your garden or coming home to your own parking space, this property offers the ideal blend of comfort and convenience in a sought-after location.

Council Tax band: TBD

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

15' 1" x 11' 3" (4.61m x 3.43m)

Fantastic sized lounge with Karndean flooring, media unit complimented with neutral decor and gaining access to the large dining room.

### Kitchen

12' 7" x 12' 2" (3.84m x 3.71m)

Great sized modern kitchen with a wide range of base and wall mounted units. Gas hob, electric oven, fridge freezer and hatch to the loft. Ample storage also.

### Dining Room

12' 6" x 11' 2" (3.81m x 3.41m)

Beautiful large dining room with Karndean flooring, neutral decor, downlights and access to the rear south facing garden through the patio doors.

### Double Bedroom

12' 0" x 11' 0" (3.66m x 3.36m)

Spacious double bedroom with ample storage from the quadruple mirrored wardrobe and chest of drawers. Window to the front of the property.

### WC

6' 0" x 5' 11" (1.82m x 1.80m)

Stylish modern WC consisting of toilet, vanity unit sink and bidet. Side facing window with roller blind, silver towel radiator . Walls fully tiled.

### Shower Room

6' 1" x 3' 8" (1.85m x 1.13m)

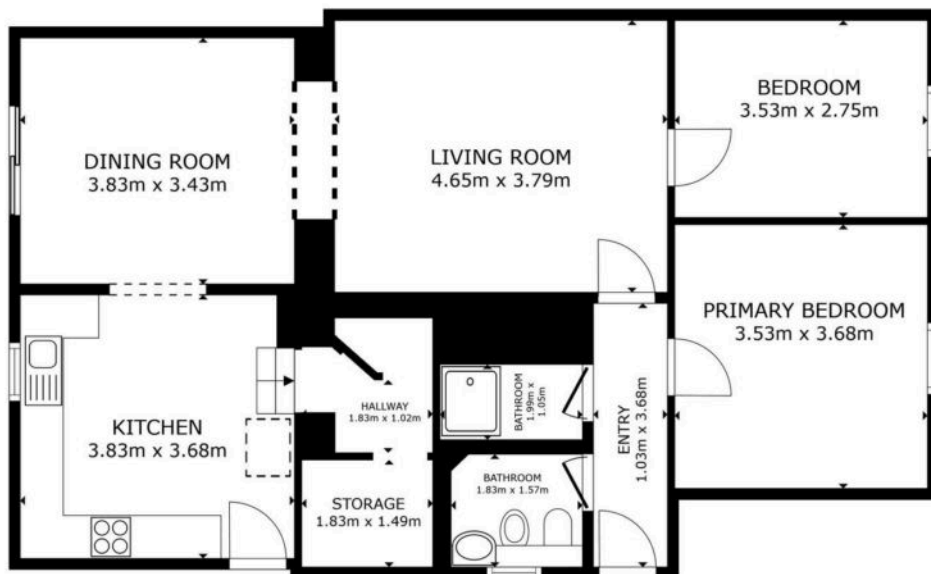
Convenient shower room consisting of shower with enclosure, neutral wall tiles and also has the benefit of space for a washing machine and dryer.

### Double Bedroom

11' 5" x 8' 10" (3.47m x 2.69m)

A wonderful sized bedroom neutrally decorated with white painted walls and a feature wallpaper .





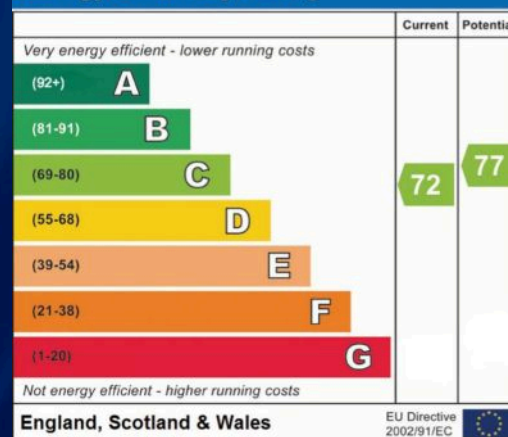
FLOOR PLAN



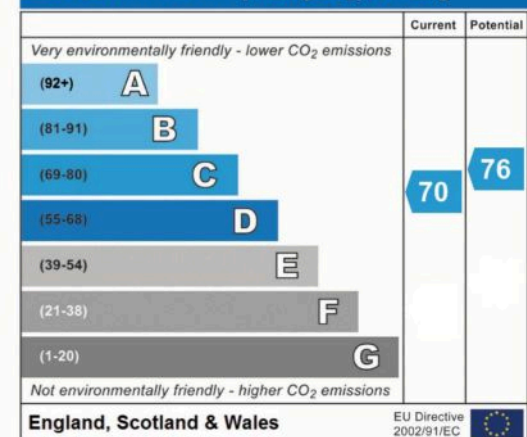
GROSS INTERNAL AREA  
FLOOR PLAN 90.6 m<sup>2</sup>  
TOTAL: 90.6 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Energy Efficiency Rating



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







## RE/MAX Property

Remax Property, Remax House – EH54 6TS

01506 418555 • info@remax-livingston.net

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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.