



18 Melbourne Road, Broxburn

Offers Over £119,000



RE/MAX
Estate



18 Melbourne Road

Broxburn, Broxburn

Chloe Mason and RE/MAX Estates - Linlithgow are delighted to present this 2-bedroom top-floor apartment situated in a popular yet quiet area of Broxburn. This well-appointed property comprises an entrance hall, a spacious lounge diner, kitchen, shower room, and two double bedrooms.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Entrance Hallway

Upon entering, you are greeted by a welcoming entrance hallway, fully carpeted for a cozy feel. The hallway seamlessly connects to the kitchen, a modern shower room, and a spacious lounge diner, ensuring easy access to all main living areas.

Lounge Diner

16' 0" x 15' 7" (4.87m x 4.75m)

The lounge diner is a comfortable and stylish area, featuring soft carpeting that adds a touch of warmth and elegance. This space is well-heated by two modern wall-mounted radiators, ensuring a cozy environment. The room is brightly illuminated by sleek spotlighting, enhancing its modern appeal. Integrated shelves provide both storage and display options, adding to the room's functionality. There is ample space for dining, making it perfect for entertaining guests or family meals. A rear-facing window allows natural light to flood the room, creating an inviting and airy atmosphere.

Kitchen

14' 6" x 4' 11" (4.41m x 1.51m)

The kitchen is both functional and stylish, featuring easy-to-clean vinyl flooring and ample laminate worktop space. A side-facing window allows plenty of natural light, highlighting the sleek stainless steel sink and stylish splashback. The kitchen comes fully equipped with modern appliances, including a fridge freezer, dishwasher, a four-point gas hob with an extractor hood, and an oven. A Worcester boiler ensures efficient heating, while the washing machine adds to the convenience.





Master Bedroom

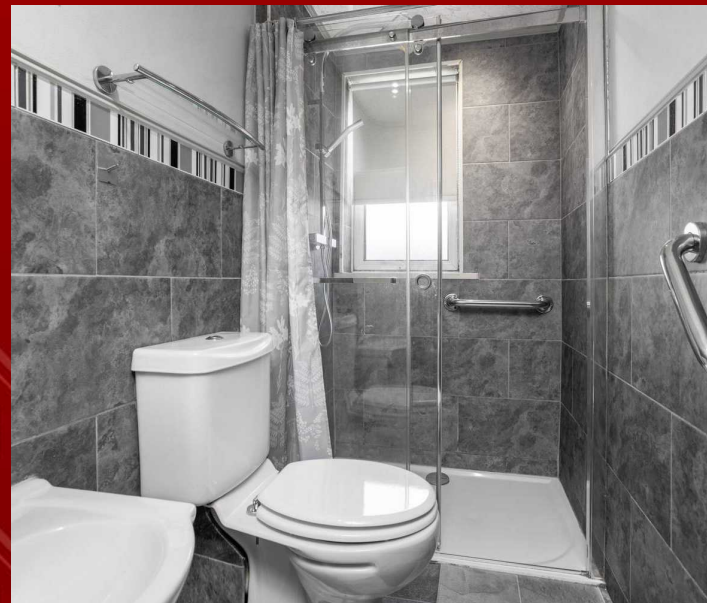
16' 0" x 9' 10" (4.87m x 3.00m)

The first-floor, master bedroom offers a cozy retreat with its soft carpeted flooring and a front-facing window. It features a fitted storage cupboard, providing ample space for clothing and personal items. The room's generous floor space allows for a comfortable layout of all your essential bedroom furniture, making it an ideal space for relaxation and rest.

Shower Room

10' 6" x 5' 3" (3.21m x 1.59m)

The shower room is designed with convenience and style in mind. It features practical vinyl flooring and a walk-in, easy-access shower enclosure with a sleek sliding door. The mains shower boasts a luxurious rainfall showerhead, ensuring a refreshing experience. A modern wall-mounted radiator provides warmth, while the wash basin, complete with a vanity unit, offers ample storage and a contemporary touch. A rear-facing frosted glass window allows for natural light while maintaining privacy.





Upper Landing

The upper landing boasts a stylish steel bannister, adding a contemporary touch to the space. A feature wall provides an eye-catching element, enhancing the overall aesthetic. Natural light floods the area through a skylight, creating a bright and airy atmosphere. The carpeted staircase leading to the second bedroom adds warmth and comfort, making this space both inviting and practical.

Bedroom Two

13' 0" x 12' 6" (3.97m x 3.81m)

Situated on the top floor, the second bedroom is a spacious double room that offers both comfort and functionality. It features a sliding double-door wardrobe for ample storage and an additional alcove for added versatility. A rear-facing window provides plenty of natural light, while spotlighting creates a bright and modern ambiance. The carpeted flooring adds a cozy feel to this inviting bedroom space.





REAR GARDEN

The property includes access to a communal drying green, perfect for outdoor laundry needs. Additionally, the separate private grounds feature a well-maintained paved patio, ideal for outdoor relaxation and entertaining. The double electric garage provides secure parking and storage, complemented by a separate private parking space for added convenience.

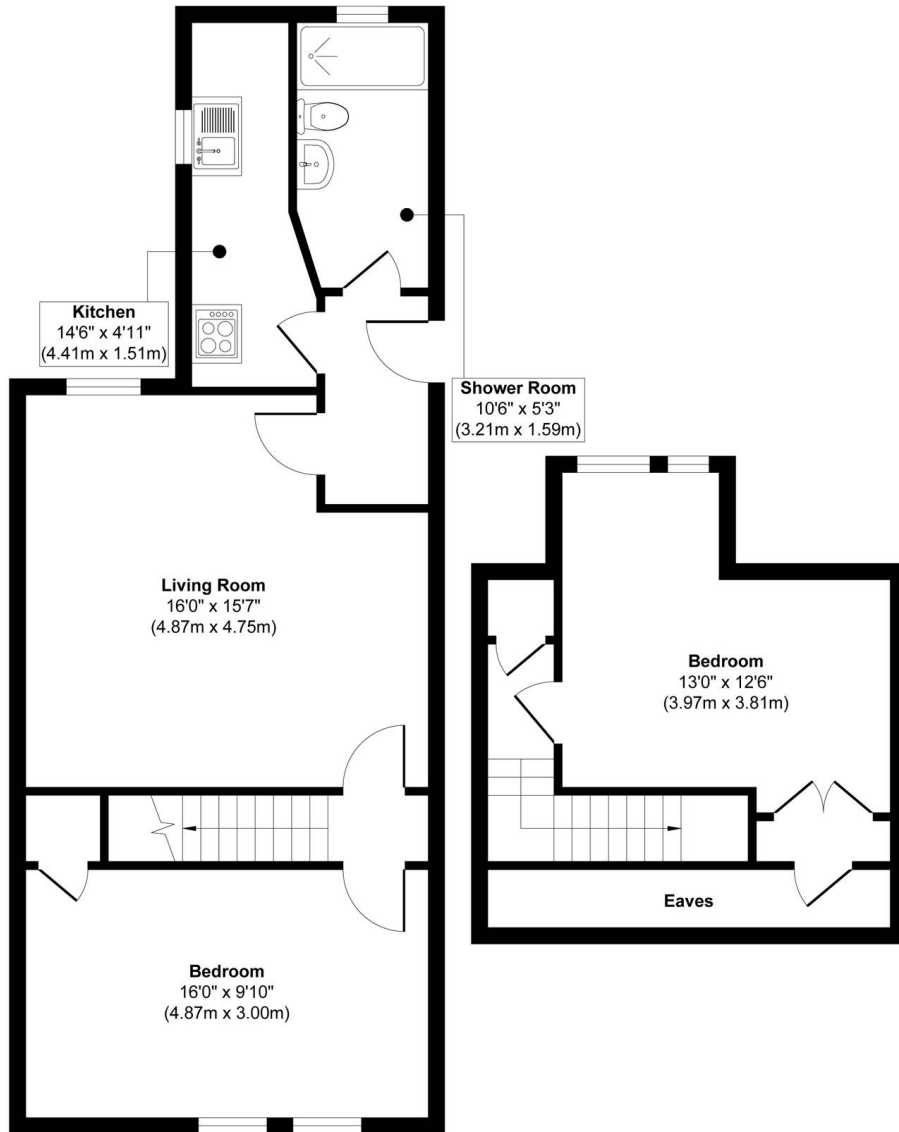
OFF STREET

1 Parking Space

The property features a private parking space located at the rear, ensuring convenient and secure access.



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Ground Floor
Approximate Floor Area
597 sq. ft
(55.51 sq. m)

First Floor
Approximate Floor Area
247 sq. ft
(22.97 sq. m)

Approx. Gross Internal Floor Area 844 sq. ft / 78.48 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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