



22 Badger Brook, Broxburn

Offers Over £330,000



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Beautifully presented and spacious family home featuring a bright open plan kitchen diner, A stylish lounge and a modern WC completes the ground floor. Upstairs boasts four generous bedrooms, including a principle with walk-in wardrobe and ensuite, plus a contemporary family bathroom. This move-in-ready home is perfect for family living and entertaining.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



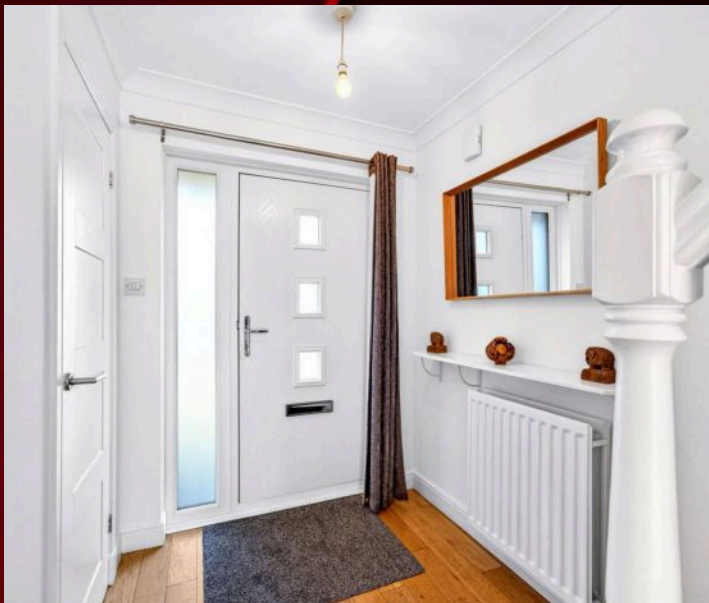
Lounge

15' 11" x 10' 3" (4.86m x 3.13m)

This beautifully presented lounge is a bright and spacious living area, featuring a large front-facing window and an additional side window that floods the room with natural light. Finished with real wood flooring and crisp white painted walls, the room offers a fresh, modern aesthetic while retaining warmth and character. A sleek chrome ceiling light adds a contemporary touch, complemented by a compact radiator for efficient heating. Glazed double doors open into the dining room, creating a seamless flow between spaces—ideal for both relaxing and entertaining.

Entrance Hallway

Step inside through a stylish anthracite grey composite front door with a glazed side panel, offering both security and a touch of modern elegance. The hallway is finished with real wood flooring and fresh white painted walls, creating a bright and welcoming first impression. A small radiator provides warmth, while a handy storage cupboard offers space for coats and shoes. Ceiling-mounted lights add illumination and completes the space. The hallway provides access to the lounge, kitchen, and ground floor WC, with a staircase leading to the upper level.



Wc

5' 7" x 2' 6" (1.69m x 0.77m)

This compact and stylish ground floor WC is finished to a high standard, featuring real wood flooring and crisp white painted walls for a clean, contemporary look. A chrome centre ceiling light adds a modern touch, while a small radiator provides year-round comfort. The suite includes a sleek white basin with a matching sink unit, complete with a chrome mixer tap and integrated storage cabinet. A wall-mounted mirror above the sink enhances both practicality and the sense of space.



Kitchen

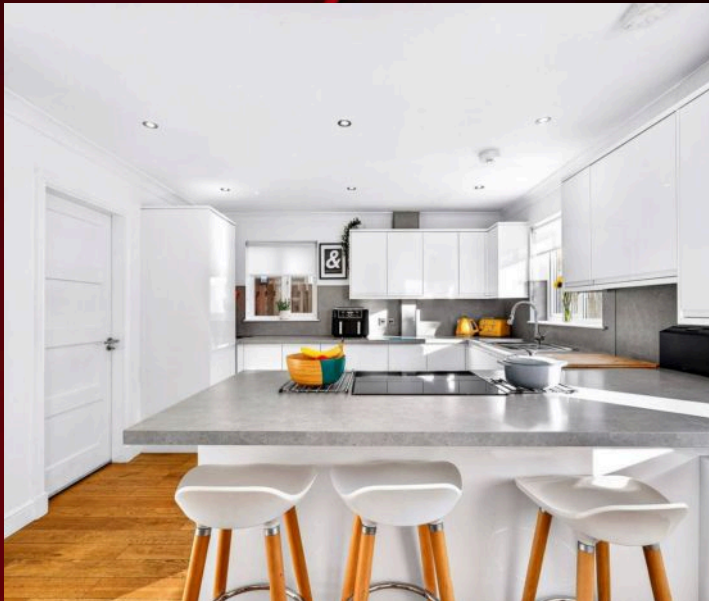
14' 6" x 11' 10" (4.41m x 3.60m)

This bright and modern kitchen enjoys an abundance of natural light from a rear-facing double window above the sink, along with additional slim rear and side-facing windows. Finished with real wood flooring, white painted walls, a white wall-mounted radiator, and chrome ceiling spotlights, it's a fresh and welcoming space. High-gloss white cabinets offer excellent storage with a range of base and wall units. Integrated appliances include a fridge freezer and dishwasher. The chrome sink features a flexible hose tap, set into a grey stone-effect laminate worktop and matching splashback. A large breakfast bar provides the perfect spot for casual dining or entertaining. A rear door gives direct access to the garden.

Dining Room

14' 8" x 8' 9" (4.47m x 2.67m)

This beautiful, spacious open plan kitchen diner family room offers a fantastic space for entertaining and everyday living. Featuring real wood flooring, white painted walls, and modern chrome ceiling spotlights, the room feels bright and contemporary. Patio doors open directly onto the rear garden, creating a seamless indoor-outdoor flow. A sleek white wall-mounted radiator provides efficient heating, and there's ample space for a large dining table. Glazed double doors give easy access to the lounge, enhancing the open-plan feel of this inviting area.





Principle Bedroom

14' 2" x 8' 8" (4.33m x 2.65m)

A large, spacious bedroom featuring a generous front-facing window that fills the room with natural light. Soft grey carpet underfoot complements the white painted walls, creating a calm and inviting atmosphere. A radiator sits conveniently beneath the window, and a centre ceiling pendant light adds a subtle focal point. This room offers ample space for freestanding furniture and boasts a great walk-in wardrobe for excellent storage. Direct access to an ensuite bathroom completes this comfortable and practical living space.

En Suite

6' 1" x 7' 7" (1.85m x 2.30m)

The ensuite bathroom features a small front-facing window and a white radiator, creating a bright and comfortable space. The UPVC panelled ceiling is fitted with recessed spotlights, adding a modern touch. A large walk-in shower enclosure with a mains shower is finished with elegant grey slate-effect wet wall panelling. There is ample space for storage alongside a white basin and sink unit with integrated storage. Above the sink, a feature LED mirror adds both style and practicality. The gorgeous patterned grey and white vinyl flooring completes this sleek and contemporary bathroom.





Bedroom Two

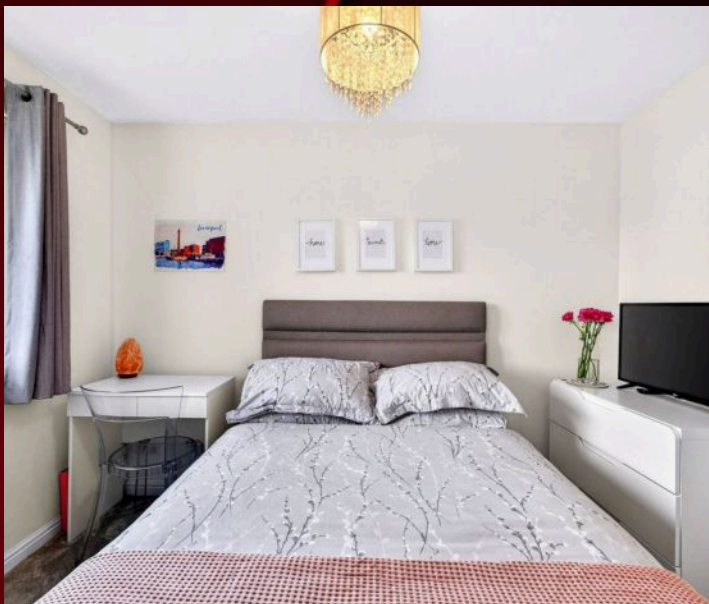
11' 8" x 8' 9" (3.55m x 2.66m)

A spacious bedroom featuring a rear-facing window that fills the room with natural light. Soft grey carpet complements the white painted walls, creating a calm and welcoming atmosphere. A small radiator sits under the window, with a centre ceiling pendant providing ambient lighting. Fitted double wardrobes offer excellent storage, while ample space remains for freestanding furniture, making this room both practical and comfortable.

Bedroom Three

11' 7" x 5' 2" (3.53m x 1.57m)

A light and airy bedroom featuring a large front-facing window that allows plenty of natural light to fill the space. Finished with soft grey carpet and white painted walls, the room offers a fresh and modern feel. A radiator sits beneath the window, and a centre ceiling pendant provides ambient lighting. The room includes a triple fitted wardrobe for generous storage, with additional space for freestanding furniture, making it both practical and spacious.





Bedroom Four

8' 5" x 8' 5" (2.57m x 2.57m)

This spacious bedroom benefits from a rear-facing window that fills the room with natural light. Soft grey carpet and white painted walls create a calm, inviting atmosphere. A small radiator sits neatly under the window, while a centre ceiling pendant provides ambient lighting. The room also features convenient access to the loft, offering additional storage options. Currently used as an office but would be a perfect single room.

Bathroom

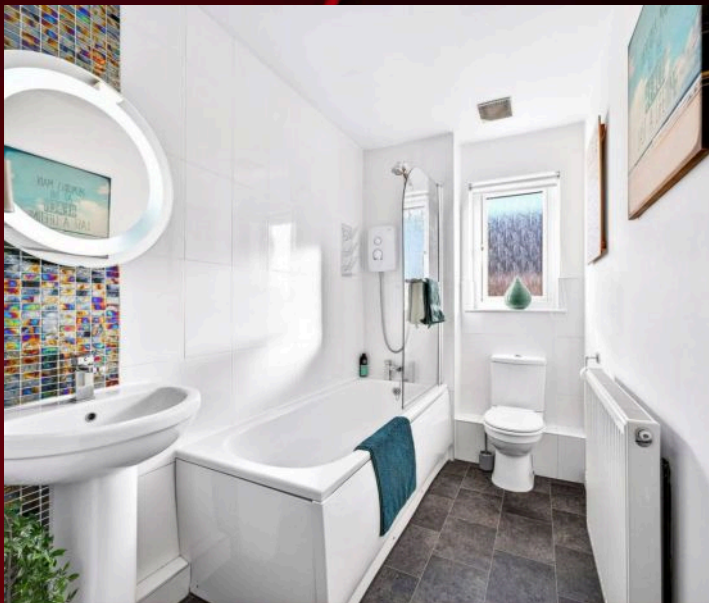
11' 7" x 5' 2" (3.53m x 1.57m)

The bathroom features a small rear-facing window and is finished with grey tile-effect vinyl flooring and white painted walls. A white radiator and chrome ceiling light provide warmth and illumination. The white bath includes an electric shower, a chrome waterfall mixer tap, and a glass shower screen. Matching white basin and sink units offer practicality, while white tiling surrounds the bath. A striking feature tile above the sink is complemented by a modern LED mirror, adding a touch of style.

Landing

11' 3" x 5' 10" (3.42m x 1.78m)

The landing is finished with soft grey carpet extending from the stairs throughout, complemented by white painted walls and a central pendant ceiling light. White wooden doors provide access to all bedrooms, the family bathroom, and a convenient storage cupboard, creating a bright and well-connected upper hallway space.





Rear Garden

Step out from the patio doors onto a paved seating area, perfect for outdoor dining. A well-maintained lawn is bordered by decorative stones, trees, and shrubs in the corner for added privacy. Stepping stones lead to a charming patio area in the back corner of the garden—ideal for relaxing or entertaining.

Front Garden

The front garden features a neat turfed area with a small tree and hedging to the side, offering a touch of greenery. A combination of slabbed and stoned surfaces provides a low-maintenance driveway with ample parking.





Approx. Gross Internal Floor Area 1351 sq. ft / 125.66 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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