

# Peterkin & Kidd

Solicitors and Estate Agents

**27**

**WEST PARK GROVE  
BROXBURN, EH52 6ES**



**FIXED PRICE £149,950**



# 27

## WEST PARK GROVE BROXBURN, EH52 6ES

Situated in an established area of Broxburn, this well-presented semi-detached villa offers flexible accommodation with the benefit of a driveway to the side.

Steps lead to the front door which gives access to the hall. There is a cupboard, an understair cupboard and boiler and a carpeted staircase to the upper floor.

The living room is to the front with space for freestanding furniture and a gas fire with marble surround. Twin windows to the front.

A door leads through to the dining room which has a window to the rear garden. A door leads to the breakfasting kitchen which is fitted with a range of wall and base units with stainless steel sink and drainer, co-ordinating worksurfaces and tiling to splashback. The ceramic hob and oven, fridge/freezer, washing machine, tumble dryer and dishwasher are included in the sale but are not warranted. Shelved pantry. A door to the rear leads to the garden.

On the upper floor there are 3 bedrooms.

Bedroom 1 is situated to the rear of the property with a built-in wardrobe. A window to the rear offers open aspects.

The second double bedroom is to the front of the property with a built-in wardrobe and a window to the front.

There is a further bedroom to the front which has a walk-in wardrobe. Window to front.

The part-tiled shower room is fitted with a 2-piece suite comprising wash hand basin and WC. Corner shower cubicle. Window to rear.

## ACCOMMODATION

Hall  
Living room  
Dining room  
Breakfasting kitchen  
3 bedrooms  
Shower room

Gas central heating, double glazing

## GARDENS

There are gardens to the front and rear of the property.

The garden to the front is low maintenance. A gate at the side leads to the rear garden which has a monobloc patio, lawn and open aspects to parkland. The garden shed is included in the sale.

## DRIVEWAY

There is a monobloc driveway to the side of the property.

## EXTRAS

All fitted carpets, floor coverings, curtains, blinds, gas fire and surround, white goods as specified and the garden





shed are included in the sale. Some furniture may be available separately.

## SITUATION

Uphall and Broxburn provide good shopping facilities and local schooling whilst The Centre and Livingston Designer Outlet are a short drive away. There are public transport services to Edinburgh City Centre with easy access to the M8 and M9 motorways and Edinburgh Airport.

## VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.

## OTHER

COUNCIL TAX BAND: B

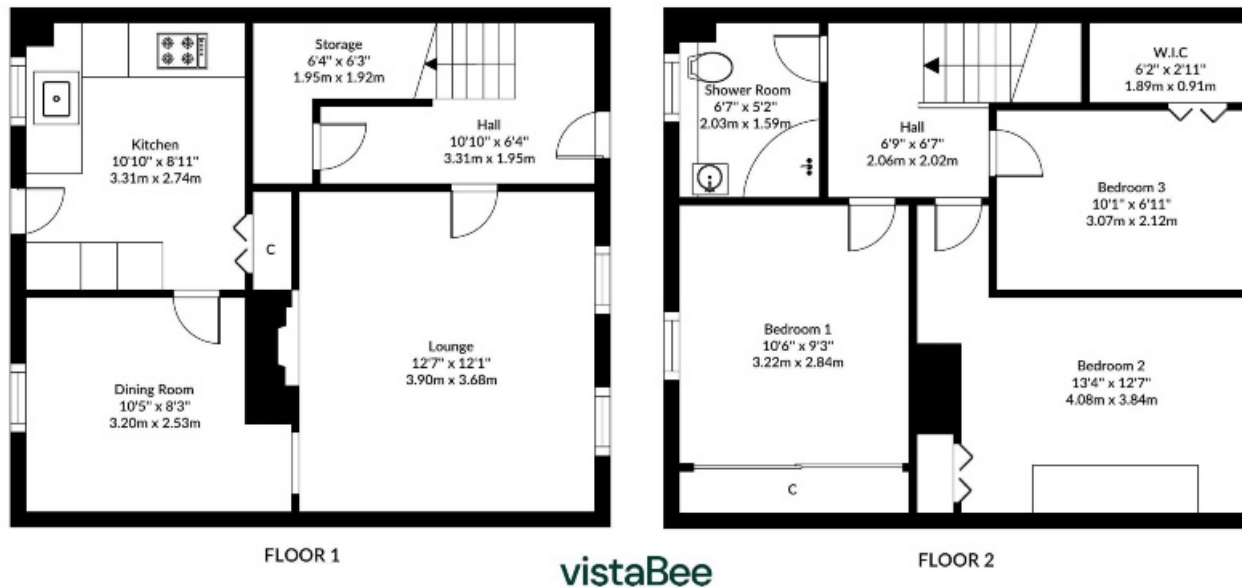
These particulars are believed to be warranted and will not form part of any contract of sale. All measurements are approximate.





## WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



This plan is for layout guidance only and is not drawn to scale, whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
vistaBee 2025

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*We can open doors for you*

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