



## 18 Badger Brook, Broxburn

Offers Over £330,000

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# 18 Badger Brook

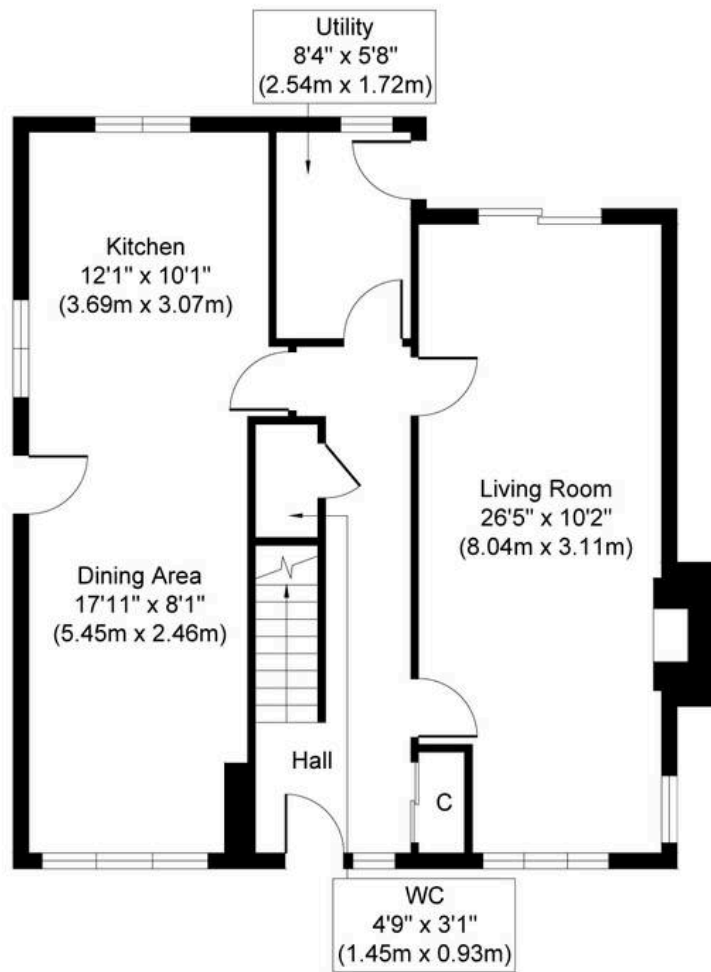
Broxburn, Broxburn

Viewing is indeed paramount to experience this exceptionally well presented and luxuriously upgraded 4-bed Detached house in sought-after area. Stylish family living with spacious layout. Council Tax band: TBD

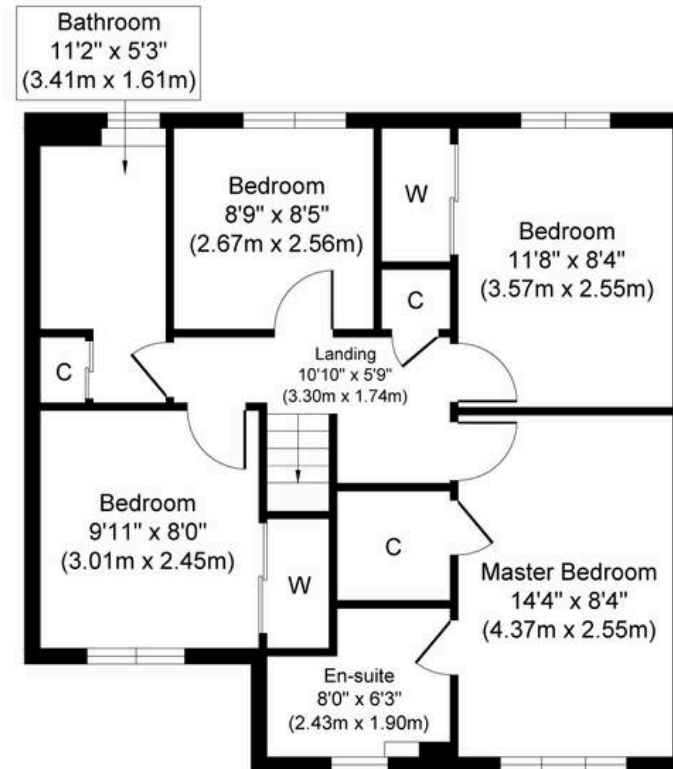
Tenure: Freehold

- Four Bedroom Detached Villa offering spacious layout – elegant finishes – truly walk-in ready appeal
- Inviting sunny aspect Family Lounge featuring dual aspect windows
- Sociable open-plan Kitchen/Diner
- Highlights include: Recently installed Family Bathroom, En-suite and Lower Level Wc
- Master Bedroom boasts fitted wardrobes and stylish upgraded En-suite
- Fully enclosed private landscaped rear garden
- Double Monoblock Driveway





**Floor 1**  
**Approximate Floor Area**  
**719 sq. ft**  
**(67.00 sq. m)**



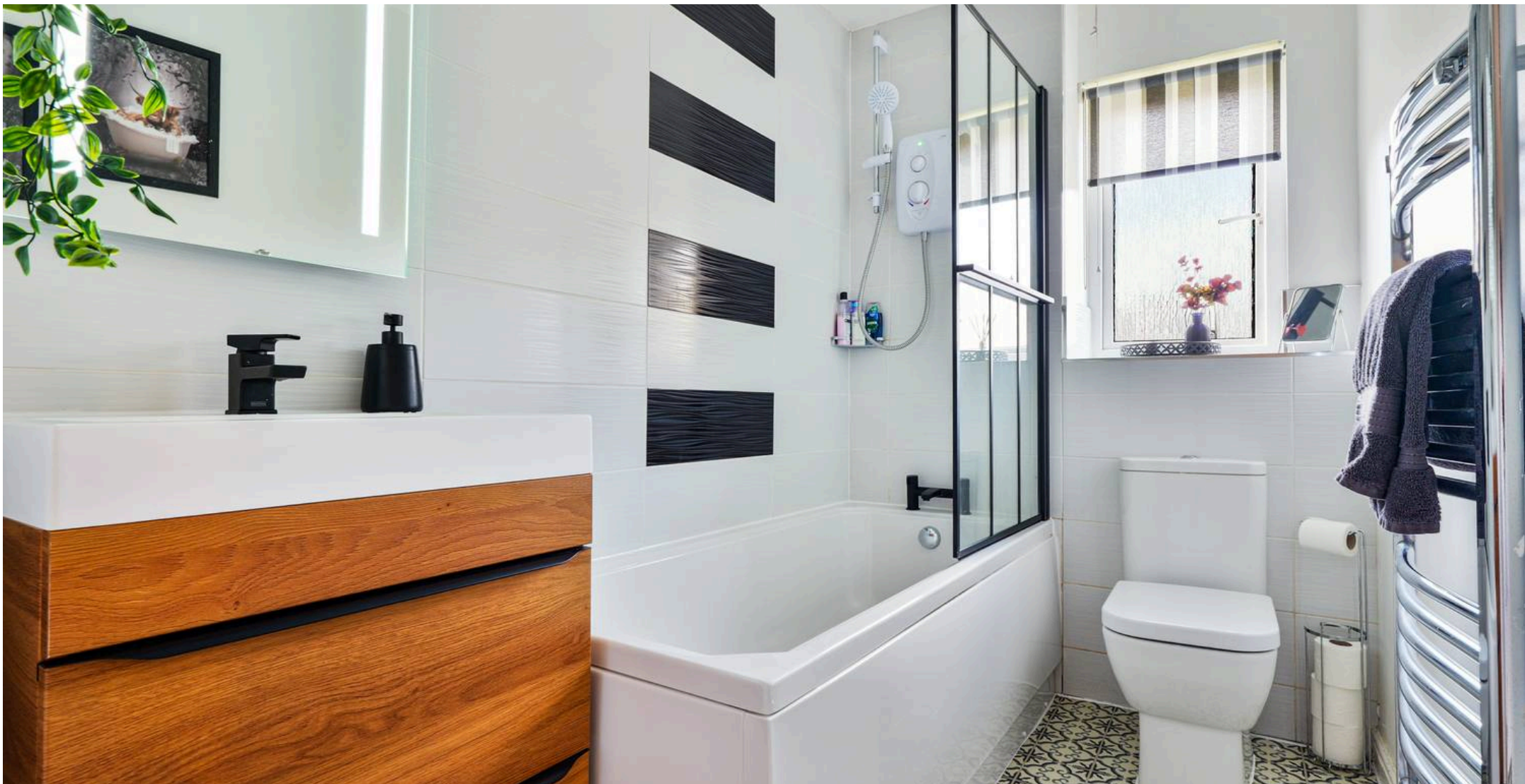
**Floor 2**  
**Approximate Floor Area**  
**628 sq. ft**  
**(58.00 sq. m)**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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