



12 McIntosh Court, Broxburn

Offers Over £255,000



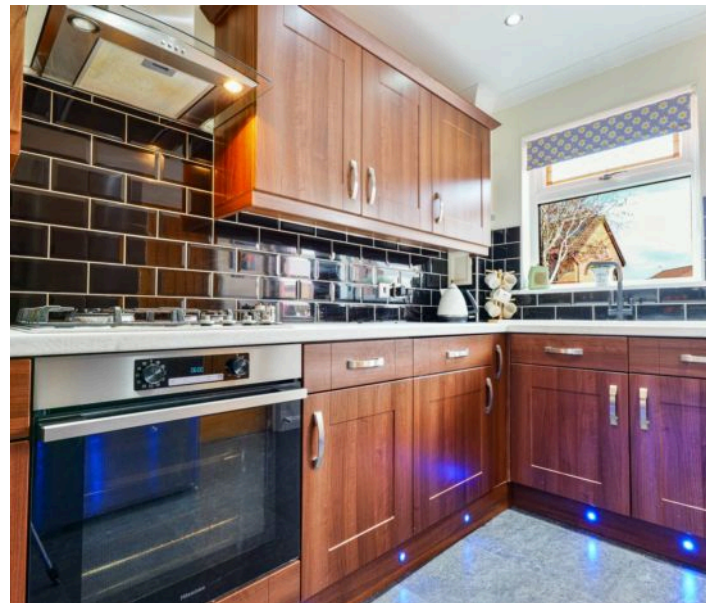
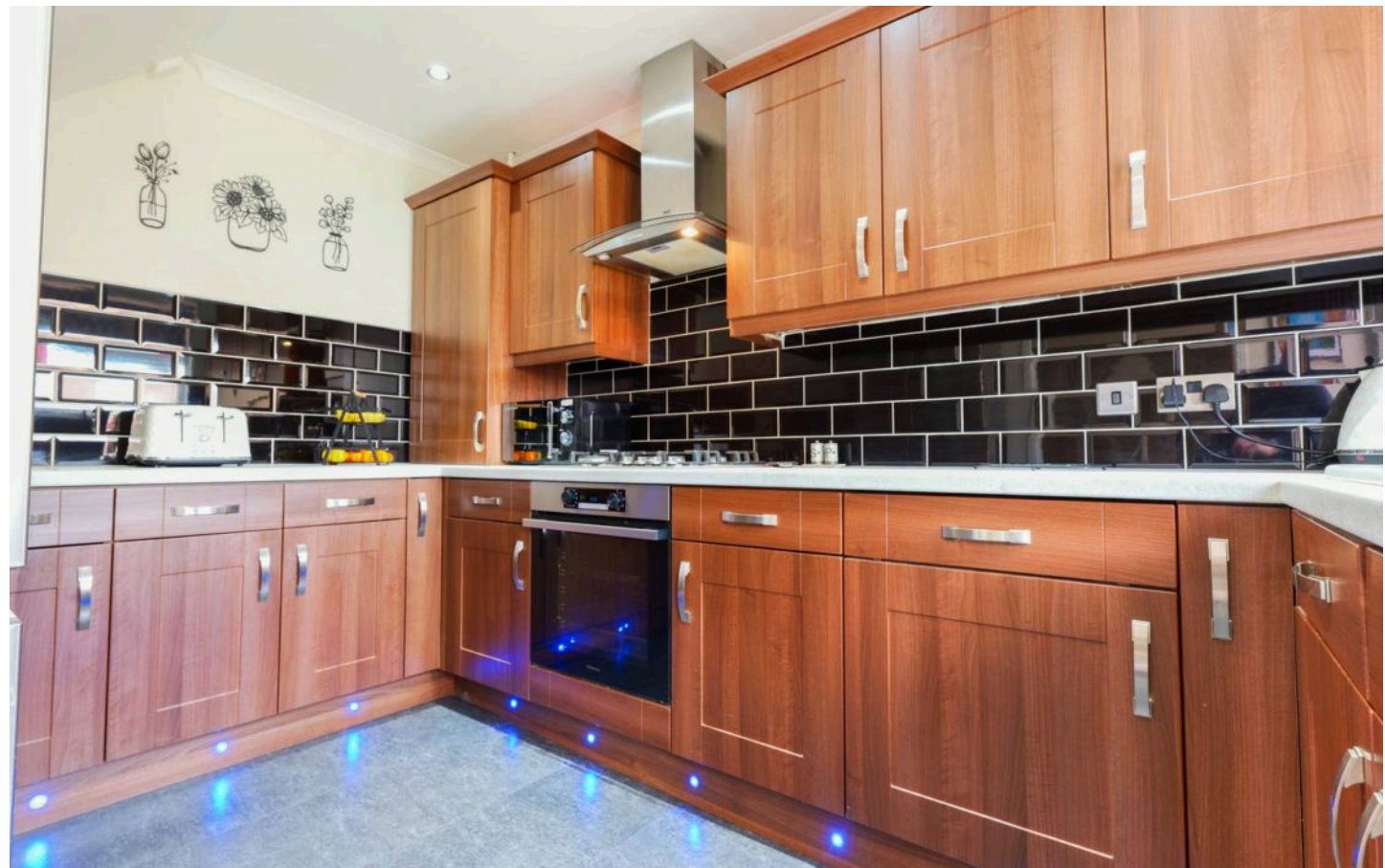
12 McIntosh Court

Broxburn, Broxburn

Immaculately presented 3-bed Detached Villa set within desirable corner plot. Stylish decor, modern Kitchen, Dining Room, versatile Conservatory. Master Bedroom with upgraded en-suite, Luxurious Bathroom with Slipper Bath. Spacious Driveway, Garage, Low maintenance rear garden. Ideal for refined living and outdoor enjoyment.
Council Tax band: TBD

Tenure: Freehold

- Immaculately presented Three Bedroom Detached Villa set within Corner Plot location
- Sociable Lounge features stylish Herringbone Laminate flooring and pristine decor
- Well appointed Kitchen offering a generous range of cabinetry
- Dining Room perfectly located directly from the Kitchen – ideal for family gatherings or entertaining
- Well proportioned Conservatory offering versatility of use
- Master Bedroom with recently upgraded en-suite
- Contemporary designed Family Bathroom with Slipper Bath and stylish neutral toned tiling throughout
- Spacious corner plot Monoblock Driveway leading to Garage
- Sunny aspect low maintenance rear garden





Entrance Vestbule

Entrance via front door leading to welcoming vestibule which features bold decor complemented by tiled floor. Internal door leading to Lounge.

Lounge

14' 4" x 11' 3" (4.37m x 3.43m)

The lounge features bold ascent feature wallpaper complemented by soothing shade of grey to surrounding walls further enhanced by a quality herringbone design flooring. Hardwood double doors to rear providing access to the Dining room.

Dining Room

11' 3" x 8' 3" (3.43m x 2.51m)

Showcasing elegant decor complemented by herringbone flooring creating the perfect room for entertaining.

Kitchen

11' 7" x 8' 3" (3.53m x 2.51m)

The Kitchen offers a generous range of Shaker-style wood-effect wall and base cabinetry complemented by contrasting light-effect work-tops. Brick-effect tiling to backdrop. Ceramic sink set below window. Gas Hob, Electric Oven and Chimney style extractor hood. Integrated washing machine. Plinth lighting and spotlights.

Conservatory

11' 10" x 8' 8" (3.61m x 2.64m)

A versatile room to suit the owners needs. The room is carpeted. Side door providing immediate access to the rear garden.

Upper Hall

Quality carpeting to staircase leading to upper level. Stylish neutral decor to upper hall and window providing natural light. Attic Hatch. Over-stair linen cupboard.

Master Bedroom

15' 2" x 10' 7" (4.62m x 3.23m)

The Master bedroom offers stylish calm decor complemented by quality carpeting. Triple corner wardrobes offer ample storage.

En-suite



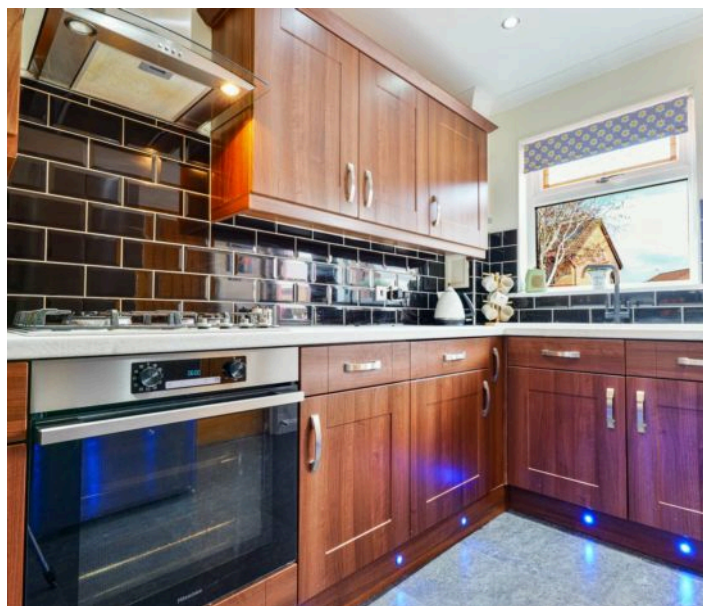
GARDEN

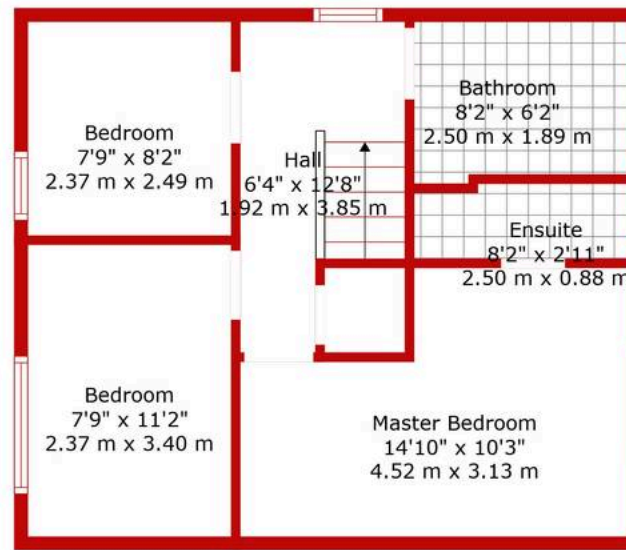
The fully enclosed rear garden offers paving creating the perfect retreat to fully relax and unwind in. Side gated access leads to an additional front garden laid to lawn with planted borders.

GARAGE

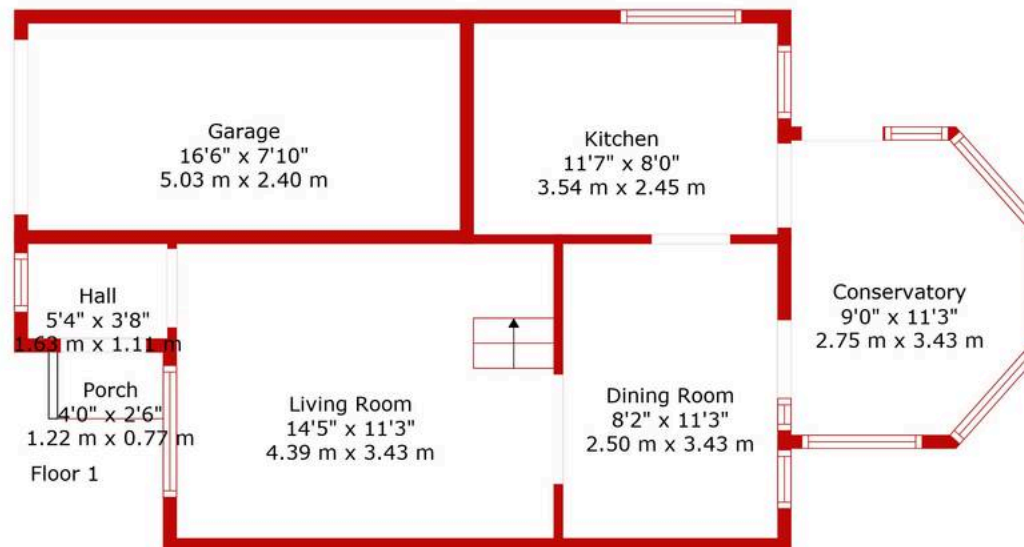
Single Garage

Single garage offers power and light





Floor 2



Floor 1





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