



10 Badger Court, Broxburn

Offers Over £325,000





The town of Broxburn is well placed for commuting with easy access to the M8/M9 motorway network for travel throughout the central belt and beyond. Local buses link up the surrounding towns and villages whilst the railway station in nearby Uphall Station provides a regular service to both Edinburgh and Glasgow. Edinburgh Airport is within easy reach. Further shopping and recreational facilities are available in nearby Livingston, where The Centre, The Elements and the Designer Outlet have many high street stores, restaurants, a health club and a multi screen cinema. Alternatively, The Gyle Centre in Edinburgh is a short drive away.

Nestled within a highly sought-after residential area, this beautifully presented four-bedroom detached house offers the perfect blend of contemporary living and comfort. The ground floor boasts a bright and spacious living/dining room, illuminated by natural light streaming in through large windows and patio doors that open up to the charming rear garden. The recently renovated main bathroom, en-suite, and downstairs W/C exude a modern appeal, while the well-laid-out kitchen features ample unit space and a convenient breakfast bar, perfect for busy mornings and casual meals. The rear garden, fully enclosed for privacy, showcases a decked seating area - an ideal spot for al fresco dining or relaxing in the sunshine. The garage has been sub divided into a stylish bar area which adds a unique touch to the property.

Stepping outside, the property continues to impress with its meticulously maintained outdoor space.



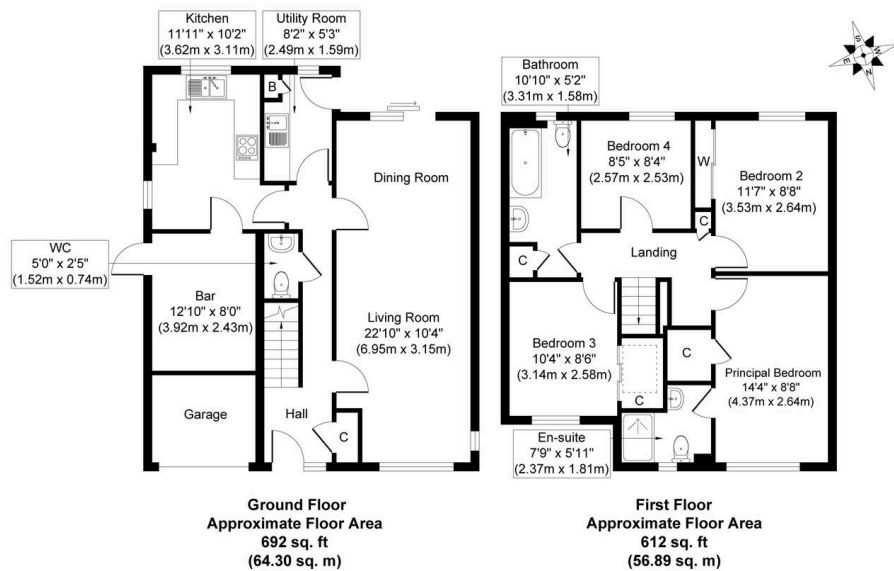
10 Badger Court

Broxburn, Broxburn

- Beautifully Presented Four Bedroom Detached House
- Located Within a Highly Popular Residential Area
- Bright & Spacious Living/Dining Room With Patio Doors Leading To Rear Garden
- Recently Renovated Main Bathroom, En-suite And Downstairs W/C
- Well Laid Out Kitchen With Ample Unit Space And Breakfast Bar
- Fully Enclosed Rear Garden With Decked Seating Area
- Garage Sub Divided Into Front Section Garage & Rear Section Bar
- Garage And Driveway
- EV Charger
- Near To Local Amenities And Transport Links



Beautiful 4-bed detached house with modern interiors, bright living/dining room, renovated bathrooms, spacious kitchen, decked garden, garage, EV charger. Ideal for families or professionals seeking contemporary living in sought-after area.



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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