



18 Mauldeth Road, Broxburn

Offers Over £320,000

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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 cul-de-sac, this superb four-bedroom detached family home offers a harmonious blend of modern living and family comfort. This residence boasts an enviable location within a sought-after residential area, affording easy access to public transport links and the town centre.

Upon entering the property, residents are greeted by a spacious hallway leading to the heart of the home. The ground floor features a well-proportioned kitchen, accented by elegant patio doors that invite natural light to cascade through the space and provide seamless access to the rear garden – ideal for alfresco dining and entertaining. The kitchen is complemented by a convenient utility room, ensuring functionality and practicality for busy households.

The property further showcases a captivating dining room, perfect for hosting gatherings and special occasions. The dining room also offers direct access to the rear garden, blending indoor



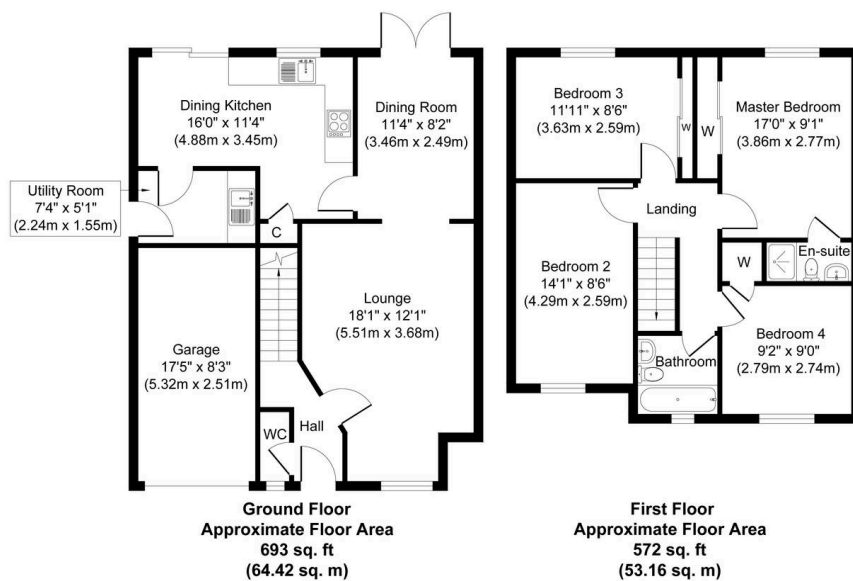
18 Mauldeth Road

Broxburn, Broxburn

- Superb Four Bedroom Detached Family Home Situated Within A Quiet Cul-De-Sac
- Family Bathroom , En-suite And Downstairs W/C
- Located Within A Popular Residential Area With Good Access To Public Transport And Town Centre
- Well Proportioned Kitchen With Patio Doors Leading To Rear Garden
- Utility Room
- Well Appointed Dining Room With Access To Rear Garden
- Driveway & Garage
- Garden Studio
- Ample Storage Throughout

Impressive 4-bed detached family home in sought-after location. Modern kitchen, spacious dining room, en-suite master bedroom, garden studio, ample storage, garage, and driveway. Ideal blend of comfort and style.





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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