



18 East Mains Mews, Broxburn, West Lothian, EH52 5EN



RE/MAX PROPERTY

**** Stunning 3 Bedroom Detached Villa****
**** MUST BE SEEN ****

Carol Lawton and RE/MAX Property are delighted to bring to the market this very well presented 3 bedroom detached villa in a modern residential location. Comprising of bright entrance hall, generous lounge/dining room, beautiful kitchen, handy downstairs WC, 3 good sized bedrooms, 1 with en suite and stylish bathroom. The property further benefits from having front and a south facing rear garden, monobloc driveway, garage, gas central heating and double glazing. The property is in walk-in condition and is a credit to the current owners.

Broxburn is a traditional town with a range of shops, banks, financial services, bars, restaurants, pre/primary/secondary schooling, dentist, doctor surgery, leisure centre and a golf course with Livingston Shopping Centre only a short distance away where you will find a full range of high street stores, multi-screen cinema, and leisure centres. The local train station is located in Uphall Station which delivers a frequent and timely service to Edinburgh and Glasgow as well as being within close proximity to the M8/M9 making this location perfect for commuting.

The home report can be accessed via our website.





Font Garden -

Very well presented front that has a generous monobloc driveway for off street parking, large lawn area which leads to the side garden. Outside light and some small plants and shrubs.

Entrance Hall - 8' 3" x 4' 4" (2.505m x 1.324m)

Enter via a ½ glazed UPVC door into the bright and welcoming hallway that provides access to the lounge/dining room and downstairs WC. Central light fitting, carpet flooring, smoke alarm and a radiator.

Downstairs WC - 7' 6" x 2' 11" (2.293m x 0.890m)

Handy room with an opaque window to the front of the property. Comprising of a white WC, sink with a chrome mixer tap and splash back tiling. Central light fitting, vinyl flooring and a radiator.

Lounge/Dining Room - 22' 10" x 15' 6" (6.949m x 4.736m)

Beautiful room with windows to the front and French doors to the rear of the property. Ceiling lights, carpet flooring and 2 radiators. Plenty of space for a table and chairs. Access to the kitchen and stairs to the upper level.

Kitchen - 12' 5" x 10' 8" (3.778m x 3.241m)

Very modern room that has a window to the rear of the property and a ½ glazed UPVC door leading into the garden. Comprising of base and wall units with complimentary work tops, matching upstands and a stainless steel sink with a chrome mixer tap. Integrated gas hob, electric oven, extractor fan, fridge/freezer and dishwasher, these appliances will be left as gifts. There is space for a washing machine. Central light fitting, laminate flooring, walk-in storage cupboard and a radiator.

Upper Landing -

Rise the carpeted stairs to the upper level where access can be gained to the bedrooms, the family bathroom and the loft space. There is a window to the side of the property, downlighters, carpet flooring and a radiator.

Bedroom 1 - 12' 6" x 10' 7" (3.820m x 3.229m)

Great sized room with a window to the rear of the property. Central light fitting, triple fitted wardrobes, offering excellent hanging and storage space, carpet flooring and a radiator. Access to the en-suite.

En-Suite - 7' 2" x 4' 9" (2.178m x 1.437m)

Spacious and light room with an opaque window to the rear of the property. Comprising of a white WC, sink with a chrome mixer tap and a double shower cubicle with a mains operated shower. Central light fitting, partially tiled walls, vinyl flooring, wall mounted cabinet and a radiator.

Bedroom 2 - 9' 2" x 8' 5" (2.787m x 2.577m)

Lovely room with a window to the front of the property. Central light fitting, carpet flooring and a radiator.

Bedroom 3 - 9' 3" x 8' 11" (2.824m x 2.725m)

Another great room with a window to the front of property. Central light fitting, carpet flooring and radiator.

Family Bathroom - 9' 7" x 6' 4" (2.915m x 1.937m)

Stylish room with an opaque window to the rear of the property. Comprising of a white WC, sink with a chrome mixer tap and a bath with a chrome mixer tap. Downlighters, partially tiled walls, tiled flooring, extractor fan and a radiator.

Rear Garden -

Immaculate fully enclosed, private garden with a gate for access. There are patio and lawn areas, bordering decorative stone chips, plants and shrubs, outside tap. It is a south facing garden therefore a fantastic space to enjoy.

Garage -

With an up and over door. Power and light. Excellent space offering an abundance of extra storage.



