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Roangate, 9a Union Road, Broxburn, EH52 6HR

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9a

Union Road, Broxburn



An impressive three-bedroom detached home on a generous plot with west-facing rear gardens, two substantial living areas, a gated driveway, and a double garage with loft, in the thriving West Lothian town of Broxburn. 'Roangate' offers exceptional family accommodation in a peaceful residential setting yet close to an array of amenities and scenic walks including those at the nearby canal basin.

Wonderfully spacious, flooded with natural light, with great proportions to offer comfortable and versatile living, it boasts three sizeable double bedrooms, two bathrooms, a west-facing living/dining room with wood burning stove, and a coveted open-plan dual-aspect dining/kitchen/family room leading out to the landscaped rear garden complete with decking and ambient lighting. The residence is completed with an alarm system and CCTV, a gated Monoblock driveway, carport and a single and double garage for excellent off-street parking and storage, it will make a spectacular home.

Well-positioned with an array of leisure and retail amenities, local schooling, rail and road transport links, and scenic walks at the Union Canal, Almondell and Calderwood Country Park, and Broxburn Community Woodlands.

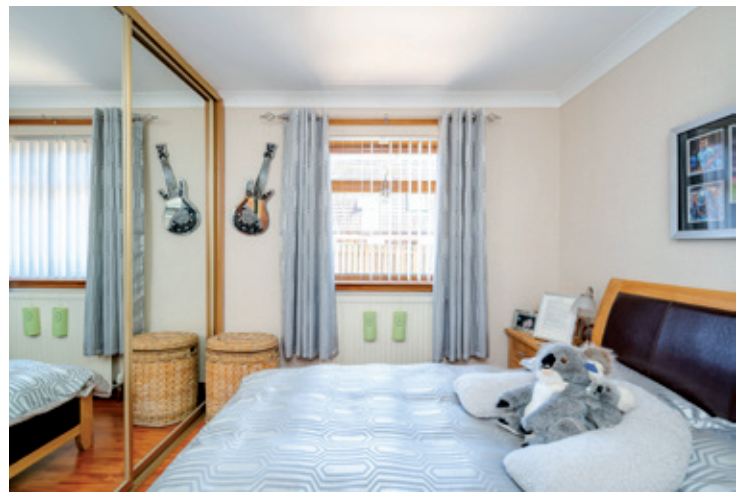
What's special about this house

- Open-plan living/dining/kitchen with wood-burning stove, cream porcelain floor tiles, underfloor heating, sunroom with fitted venetian blinds and access to the west-facing landscaped rear garden.
- Generous kitchen with base-lit cream wall and floor units, granite worktops, high-spec neff integrated appliances including an extractor hood, gas hob, single oven, combination microwave, coffee machine, American style fridge/ freezer and dishwasher, and a breakfast bar for casual dining.
- The hallway, bathroom, and ensuite all have Karndean flooring, whilst the bedrooms have laminate flooring, and the lounge has wooden flooring. The loft can be accessed via a fixed Ramsay ladder and is partially floored.
- Immaculate west-facing rear gardens. Beautifully landscaped it is a wonderful spot for alfresco dining and entertaining thanks to high-quality attractive decking, log cabin with BBQ, a manicured lawn, and ambient lighting.
- Excellent off-street parking provided for by the gated Monoblock driveway, carport, and a double garage.
- Peacefully tucked away yet close to Broxburn's retail and leisure amenities, as well as superb rail and road transport links to Edinburgh and Glasgow, and scenic outdoor spaces.









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Pioneers in Property



Kirsty Black
Property Manager

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