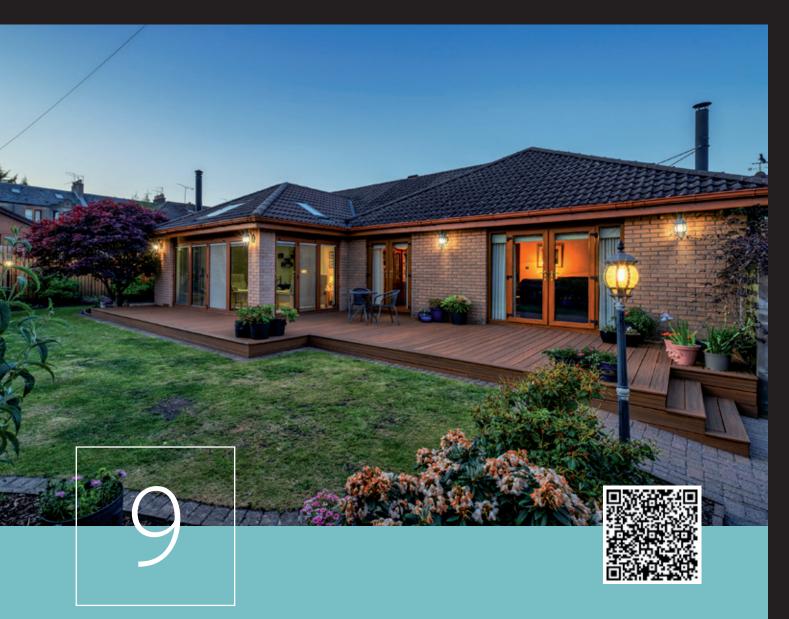
Turpie &Co



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

Visit www.turpies.com or telephone 01506 668448



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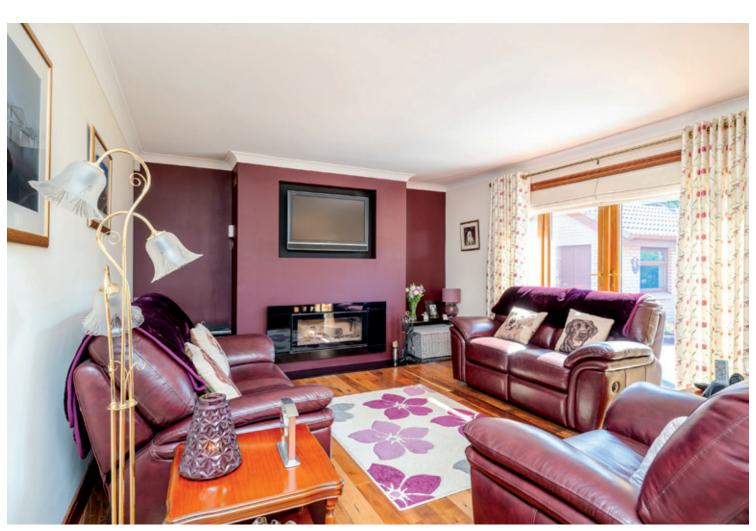
An impressive three-bedroom detached home on a generous plot with west-facing rear gardens, two substantial living areas, a gated driveway, and a double garage with loft, in the thriving West Lothian town of Broxburn. 'Roangate' offers exceptional family accommodation in a peaceful residential setting 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 and scaped 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.





























Location and Amenities

- A peaceful residential setting yet close to the centre of Broxburn
- Broxburn town centre has a variety of independent stores, supermarkets, bustling pubs, and popular restaurants along with a library, swimming pool, bowling club, and sports centre.
- The towns of Bathgate and Livingston offer further retail and leisure amenities
- Picturesque walks, and cycles are available at scenic green spaces that include Broxburn Community Woodlands and Calderwood Country Park
- Near to family-friendly recreational activities such as Xcite Leisure Centre, Uphall Golf Club, and Houston Farm Riding School
- Close to the M8 with easy access to Edinburgh (12 miles) and Glasgow (34 miles); the M9 is a short drive away
- Uphall Railway Station with links to Edinburgh and Glasgow is less than a 10-minute drive

"Discover a hidden gem where comfort meets serene beauty, with immaculate gardens and easy access to amenities and scenic wonders."

Home Report valuation	£390,000
Internal floor area	155m²
School catchment	Broxburn Primary School and Broxburn Academy
EPC Rating	Band C
Council tax band	Band D
Train station	Uphall Railway Station

Extras

All floor coverings, light fittings, blinds, curtains, garden hut and in the kitchen the oven, hob, dishwasher, fridge, freezer, and TV in master bedroom.

Ground Floor







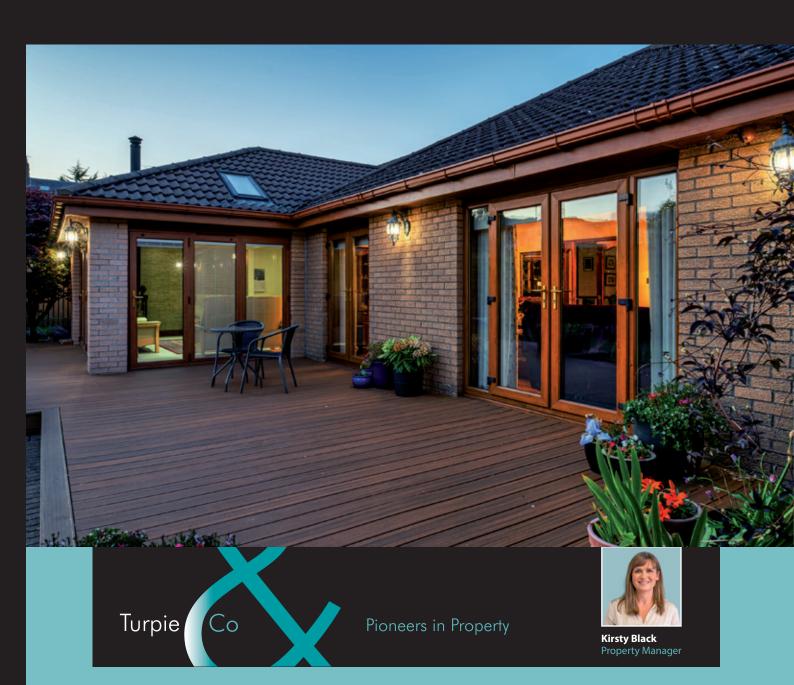


Dimensions

Ground Floor

Ground Floor	
Living/Dining Room	7.80m x 4.00m
Family Room	5.18m x 3.50m
Kitchen/Dining	7.30m x 3.75m
Room	1.50m x 1.50m
Utility	1.30m x 0.90m
Bathroom	2.95m x 1.97m
Bedroom (1)	4.37m x 2.88m
Bedroom (2)	3.50m x 2.60m
Bedroom (3)	2.97m x 2.68m
En-suite	2.55m x 1.68m
Double garage	6.20m x 5.60m
Single garage	3.70m x 3.30m





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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.