



37 Badger Walk  
BROXBURN | EH52 5TW

  
**warners**  
solicitors & estate agents





## 37 Badger Walk

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Warners are delighted to present this beautifully modernised and exceptionally well-proportioned four-bedroom detached family home, set within a popular and well-established residential development. Immaculately presented throughout, the property offers generous living space, private gardens to the front and rear, a single garage, and a driveway for up to multiple cars, making it the perfect balance of style, comfort, and practicality.

The welcoming hallway leads into a bright, front-facing lounge, an ideal space for relaxation. To the rear lies the heart of the home, a stunning open-plan kitchen and dining area, recently upgraded by the current owner. Fitted with sleek modern white units, premium work surfaces, and integrated appliances, the kitchen also features a stylish peninsula breakfast bar, creating a natural divide between cooking and dining. French doors open directly onto the landscaped rear garden, providing a seamless flow for indoor-outdoor living. A separate utility room with garden access and a convenient downstairs WC complete the ground floor. Upstairs, the generous master bedroom benefits from built-in wardrobes and a sleek ensuite shower room. Two further double bedrooms, one with fitted storage, and a comfortable single bedroom offer great flexibility for families, home working, or guests. A contemporary family bathroom with bath, overhead shower, vanity storage, and ladder radiator completes the accommodation. Externally, the property enjoys a mono-blocked driveway, single garage, and a fully enclosed rear garden with a large L-shaped decking area, perfect for entertaining and alfresco dining. With gas central heating, double glazing, and a high-quality finish throughout, this home is move-in ready and ideally suited to modern family life.

- Welcoming reception hallway with storage
- Bright and spacious front-facing lounge
- Contemporary open-plan kitchen/dining room with stylish peninsula breakfast bar and French doors leading directly to garden
- Separate utility room and downstairs WC
- Generous master bedroom with built-in wardrobes and ensuite shower room
- Two further double bedrooms (one with fitted storage)
- Rear-facing single bedroom with access to partially floored attic
- Large decked area perfect for outdoor dining and entertaining
- Mono-blocked driveway leading to single integral garage

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

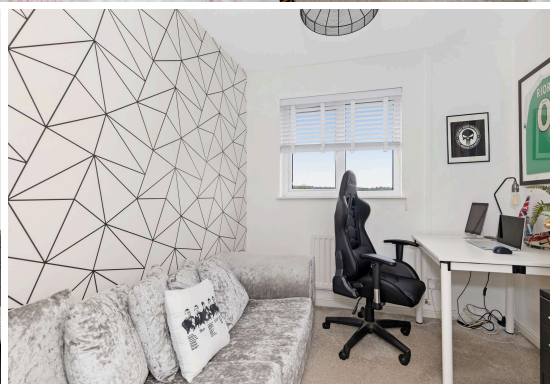


Integrate appliances and fittings included in the sale (washing machine, tumble dryer and tv bracket not included)

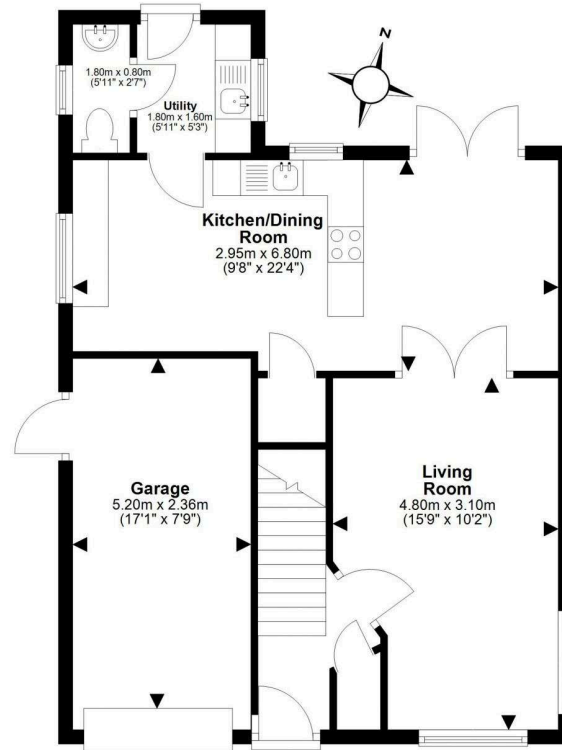
Energy Rating C and Council Tax F

Factor fee understood to be approx £250 per annum

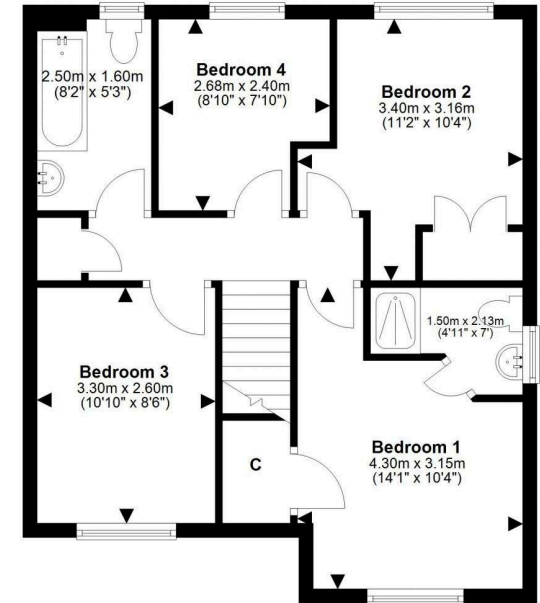
Situated approximately 12 miles west of Edinburgh, the small West Lothian town of Broxburn is a thriving community served by an excellent range of local amenities. The bustling high street boasts a wide variety of shops, supermarkets, cafés, pubs, and restaurants, with further retail and leisure facilities available in nearby Livingston. Broxburn enjoys an excellent range of state and independent schooling, with early years and primary education provided at the local primary schools Kirkhill, Broxburn and St Nicholas RC, followed by secondary education at Broxburn Academy and St Margaret's Academy. Surrounded by miles of beautiful countryside, Broxburn is an ideal base to explore all the sports and leisure facilities available in and around West Lothian. Country sports and outdoor pursuits are well catered for at Polkemmet, Almondell & Calderwood and Beecraigs country parks, plus great cycling and hillwalking opportunities are just a short drive away in the Pentland Hills. The town is increasingly popular with commuters thanks to its easy access to the M8 and M9 motorway networks, proximity to Edinburgh airport and excellent public transport links including frequent high-speed rail connections to Edinburgh and Glasgow.







**Ground Floor**



**First Floor**

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.