

16 BADGER PLACE  
BROXBURN, EDINBURGH, EH52 5TP

CURRAN & CO  
PROPERTY



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OFFERS OVER £275,000



'Situated within a quiet cul-de-sac in a sought-after modern development, 16 Badger Place is a beautifully presented and rarely available detached three-bedroom family home'

- Detached House on Quiet Cul-De-Sac
- Generous Living Spaces
- Contemporary Kitchen with Separate Utility
- Three Double Bedrooms
- WC, En-Suite & Family Bathroom
- Gas Central Heating via New Boiler
- Landscaped Gardens, Driveway & Integral Garage
- Move-in Condition Throughout



**Description**

Situated within a quiet cul-de-sac in a sought-after modern development, 16 Badger Place is a beautifully presented and rarely available detached three-bedroom family home offering spacious, move-in condition accommodation throughout. Boasting stylish contemporary interiors, excellent storage, and a superb landscaped rear garden designed for entertaining, this impressive house is ideally suited to modern family living.

The ground floor accommodation comprises: welcoming entrance hall with storage cupboard; generous living room featuring bespoke fitted shelving and cabinetry and access to an under-stair storage cupboard; bright dining room with sliding patio doors opening directly onto the rear garden; contemporary fitted kitchen with base and wall-mounted units, integrated electric oven, stainless steel gas hob and extractor hood, and freestanding fridge/freezer; useful utility

room with fitted units, freestanding washing machine and dishwasher, and access to the integral garage; and WC/cloakroom.

A carpeted staircase leads to the first-floor accommodation which comprises: sizeable principal bedroom with fitted storage and stylish fully tiled en-suite shower room with walk-in glass enclosure and heated chrome towel rail; two further double bedrooms, both benefiting from built-in storage; and a contemporary family bathroom with shower over the bath and fitted vanity storage.

Further benefits of this property include gas central heating via a recently replaced combi boiler and double glazing throughout.

Externally, the property enjoys a substantial monobloc driveway providing off-street parking for two vehicles and leading to the integral garage. Side access leads to the enclosed rear garden, which has been

thoughtfully landscaped to include a lawn, paved patio, raised planting beds, and an attractive timber gazebo with fitted seating and decked entertaining area, ideal for outdoor dining and summer BBQs.

**Extras**

Extras to be included in the sale are all curtains and blinds, and kitchen appliances. Other items are available by separate negotiation.

**EPC Rating**

The energy efficiency rating for this property is band C.

**Council Tax**

This property is subject to council tax band E.





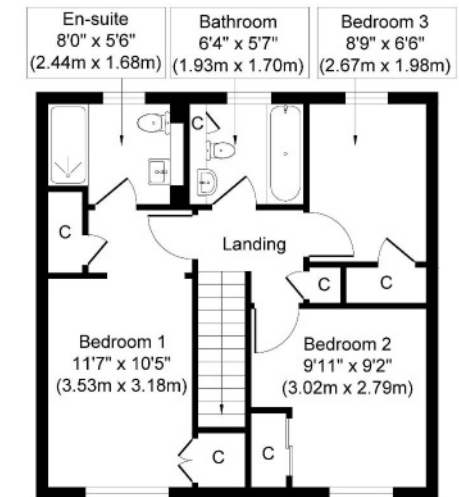
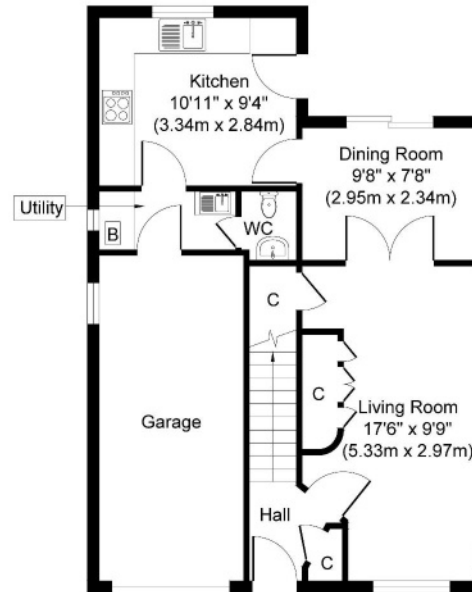
# CURRAN & CO PROPERTY

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### Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are approximate and are generally taken from the widest point.