

RE/MAX Property

4 Poynters Road, Broxburn

Offers Over £419,000



This originally was the Belway Show Home and is beautifully presented to an outstanding standard, this impressive four-double-bedroom home showcases an exceptional collection of high-end upgrades, combining contemporary elegance, luxurious & versatile living space.

Finished to an outstanding specification throughout, the property features premium fixtures and fittings, stylish interior finishes and carefully selected enhancements that create a sophisticated yet welcoming living environment.

The impressive kitchen/diner boasts a sleek, contemporary design with upgraded cabinetry, premium work surfaces and quality integrated appliances, providing the perfect space for both everyday family living and entertaining.

The property offers four generously proportioned double bedrooms, providing excellent accommodation for families and those seeking additional space. Luxurious bathrooms and en-suites feature upgraded sanitaryware, elegant tiling and high-quality fittings, creating a boutique hotel feel.

A particularly impressive feature is the **converted double garage**, now providing a superb additional reception space. This versatile room offers endless possibilities and could be used as a second lounge, games room, home office, entertainment room or even an additional bedroom, depending on individual requirements.

Further enhancements throughout the home include upgraded flooring, stylish lighting, refined decorative finishes and thoughtful design details, all contributing to its exceptional show-home appeal.

Every room has been carefully styled to demonstrate the full potential of this beautiful property, with attention to detail evident throughout.

Combining four double bedrooms, versatile additional living accommodation and an enviable collection of luxury upgrades, this outstanding home offers modern family living at its finest. A rare opportunity to acquire a property finished and presented to an exceptional standard.

Council Tax band: F
Tenure: Freehold
EPC: B
Factor Fee: £120 per annum

Lounge
20' 5" x 11' 1" (6.22m x 3.38m)
A beautifully presented, modern and spacious lounge, featuring stylish décor, a luxurious soft plush carpet and a large window overlooking the front garden, creating a bright, warm and inviting living space.

Kitchen/Dining Area
30' 0" x 10' 9" (9.14m x 3.27m)
A stunning, sleek and stylish kitchen/dining area, beautifully finished with elegant Italian tiled flooring. Boasting an excellent range of floor and wall units, a designer sink and tap, and a double oven. Double patio doors provide direct access to the rear garden, while a separate door leads conveniently to the utility room. An impressive and practical space, perfect for modern family living and entertaining.

Reception Room/Games Room
18' 9" x 17' 3" (5.72m x 5.25m)
A generously proportioned and versatile reception room, converted from the original double garage, offering excellent flexibility for use as a family room, bedroom, home office or games room. Featuring dual-aspect windows to the front, allowing plenty of natural light, along with a large storage cupboard providing valuable additional space.

Primary Bedroom
17' 11" x 12' 8" (5.46m x 3.85m)
A gorgeous, generously sized primary double bedroom featuring a luxurious soft plush carpet, triple fitted wardrobes and an impressive large wall mirror, with convenient access to a private en-suite.

En-Suite
4' 9" x 4' 9" (1.46m x 1.44m)
A stylish, designer en-suite featuring a contemporary shower enclosure with rainfall and handheld shower fittings, elegant floor and wall tiling, a large wall mirror and heated towel radiator, creating a luxurious and modern finish.













Double Bedroom
12' 9" x 8' 7" (3.89m x 2.62m)
A generously sized double bedroom featuring crisp white décor, soft carpeting and a useful internal storage cupboard, with convenient access to a private en-suite.

En-Suite
5' 8" x 5' 7" (1.73m x 1.71m)
A stylish, modern en-suite featuring contemporary floor and wall tiling, a sleek shower enclosure, wall-mounted wash hand basin and recessed ceiling downlights, creating a fresh and elegant finish.

Double Bedroom
10' 4" x 8' 6" (3.14m x 2.60m)
A well-proportioned double bedroom featuring carpeted flooring, a useful built-in storage cupboard and a window overlooking the rear of the property.

Family Bathroom
8' 6" x 7' 7" (2.60m x 2.32m)
A strikingly designed, ultra-modern bathroom finished to an exceptional standard, featuring stylish floor and wall tiling, a large wall-mounted mirror, contemporary wall-hung wash hand basin, bath and separate shower enclosure with shower. Recessed ceiling downlights complete this impressive and beautifully presented space.

Double Bedroom Or Office
11' 0" x 9' 0" (3.35m x 2.75m)
A well proportioned double bedroom, currently used as a home office, featuring neutral decor and a window overlooking the rear garden.



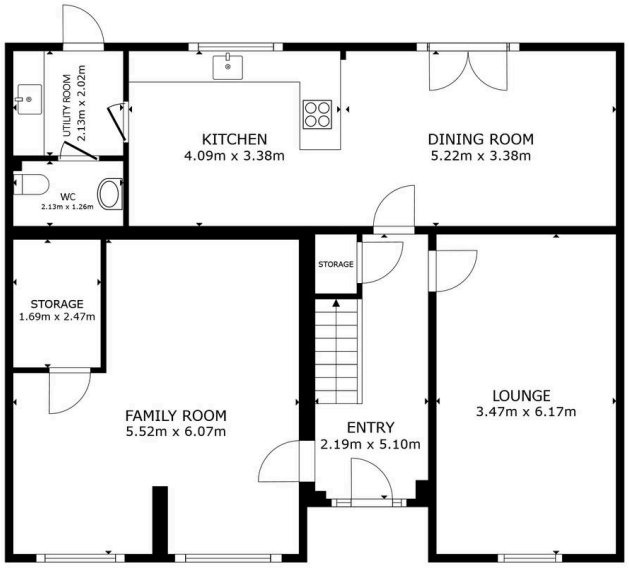




Utility Room
7' 2" x 3' 11" (2.19m x 1.20m)
A practical and well-appointed utility room fitted with a range of base units and an inset sink, providing useful additional storage and workspace. A door provides convenient direct access to the rear garden.

Downstairs WC
6' 11" x 3' 7" (2.10m x 1.08m)
A modern and stylish cloakroom fitted with a contemporary wall-mounted wash hand basin and mixer tap, complemented by recessed ceiling downlights.

Downstairs Hallway
16' 3" x 5' 9" (4.96m x 1.76m)
A welcoming and spacious entrance hallway providing access to the lounge, kitchen and converted garage, creating a fantastic sense of flow throughout the ground floor accommodation.

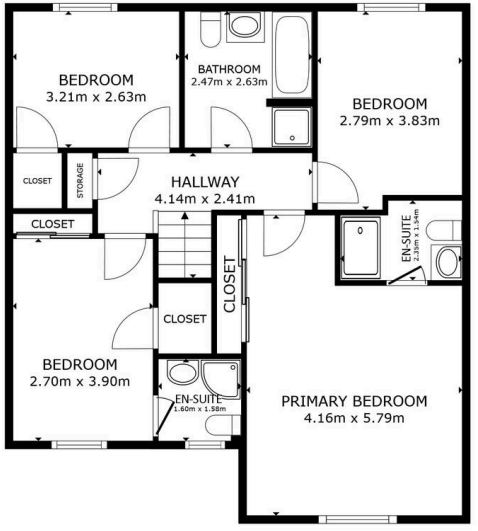


FLOOR 1

RE/MAX PROPERTY

GROSS INTERNAL AREA
FLOOR 1 110.0 m² FLOOR 2 77.8 m²
TOTAL : 187.8 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



FLOOR 2

RE/MAX PROPERTY

GROSS INTERNAL AREA
FLOOR 1 110.0 m² FLOOR 2 77.8 m²
TOTAL : 187.8 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.