



REMAX
Property

75 Woodville Court, Broxburn

Offers Over £254,000



Derrick Mooney & REMAX Property welcomes you to this well proportioned, extended four-bedroom semi-detached family home, tucked away in a quiet cul-de-sac in a highly sought after location. Step inside and you'll find a spacious layout throughout, starting with a large lounge and a contemporary kitchen. The dining room, which features patio doors to the side garden (great for letting in plenty of light), offers a lovely spot for both everyday meals and entertaining. Upstairs, the primary bedroom comes complete with built-in wardrobes and a modern en-suite, while the three additional bedrooms provide plenty of space for family, guests, or even a home office. The property also includes a fully enclosed rear garden. With excellent transport links nearby, this home is perfect for the commuter.

Council Tax band: E

Tenure: Freehold

Broxburn is a thriving town situated on the Eastern fringe of West Lothian. The traditional town centre offers an impressive array of shops, traditional restaurants and bars and with a wider range of amenities available in the nearby town of Livingston. Within the town there is a library, sports centre and Almondell Country Park is a short drive away. The town has a good range of schools from nursery to senior level and West Lothian College of Education is located in nearby Livingston. Ideally situated for the commuter, nearby Uphall Station provides a regular rail link to both Edinburgh and Glasgow and the nearby M8 and M9 motorways provide road access to most parts of Central Scotland. Public transport is at a premium as the property is near direct bus services into centre of Edinburgh, Edinburgh Airport and the tram line.

Lounge

18' 2" x 13' 8" (5.53m x 4.16m)

This generously proportioned modern room is finished in a neutral decor, enhanced by spotlights, a front facing window and a wooden floor creating a comfortable living space.

Kitchen

13' 9" x 13' 1" (4.18m x 3.98m)

A spacious contemporary kitchen offering ample wall and base units providing excellent storage. The kitchen is fitted with a stainless steel sink and mixer tap, electric hob and oven, complemented by ceiling spotlights. A window overlooking the rear garden allows for plenty of natural light, creating a bright and inviting space.

Dining Room

10' 1" x 9' 7" (3.08m x 2.93m)

Excellent sized dining room featuring attractive wooden flooring and white-painted walls, creating a bright and welcoming space. Patio doors provide direct access to the side garden, offering an ideal setting for dining and entertaining.

Utility Room

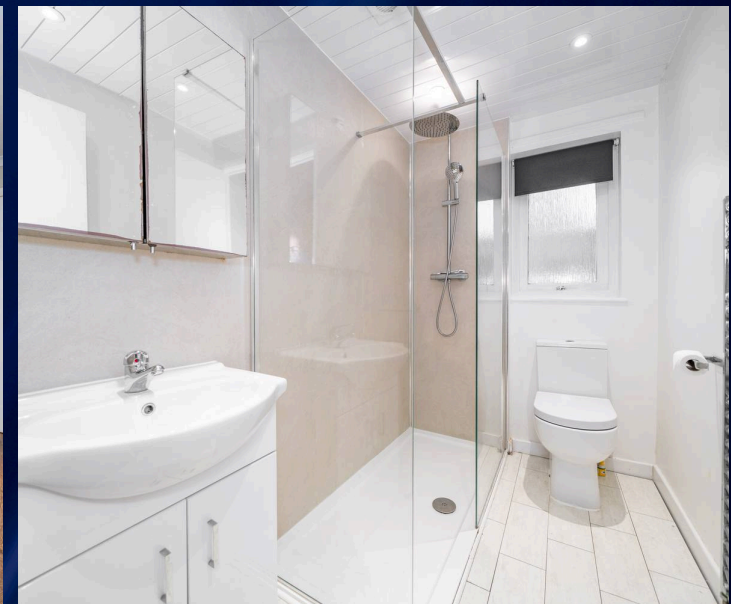
9' 9" x 5' 6" (2.96m x 1.67m)

A practical room positioned off the kitchen, with space for a washing machine and tumble dryer, along with additional storage in floor and wall mounted unit along with a useful stainless steel sink. Half glazed door giving access to the rear garden.

Bedroom/Office

9' 8" x 7' 1" (2.94m x 2.17m)

A versatile downstairs room, ideal for use as a bedroom or home office, featuring crisp white-painted walls, laminate flooring and a front-facing window. A practical and flexible space to suit a variety of needs.





Primary Bedroom

14' 10" x 9' 6" (4.52m x 2.90m)

A generously proportioned primary bedroom featuring laminate flooring, freshly painted walls and recessed ceiling downlights. A double internal cupboard providing excellent storage space.

En-Suite

7' 11" x 4' 10" (2.41m x 1.47m)

A stylish en-suite bathroom featuring laminate flooring and recessed ceiling spotlights, complemented by a skylight allowing natural light to flood the space. The suite comprises a bath, wash hand basin and WC, along with a heated towel radiator.

Double Bedroom

10' 8" x 10' 6" (3.25m x 3.20m)

A spacious double bedroom decorated in neutral tones, creating a bright and relaxing atmosphere. The room benefits from a front-facing window allowing natural light to flow in, along with a double internal cupboard providing convenient storage space.

Family Bathroom

7' 11" x 4' 10" (2.41m x 1.47m)

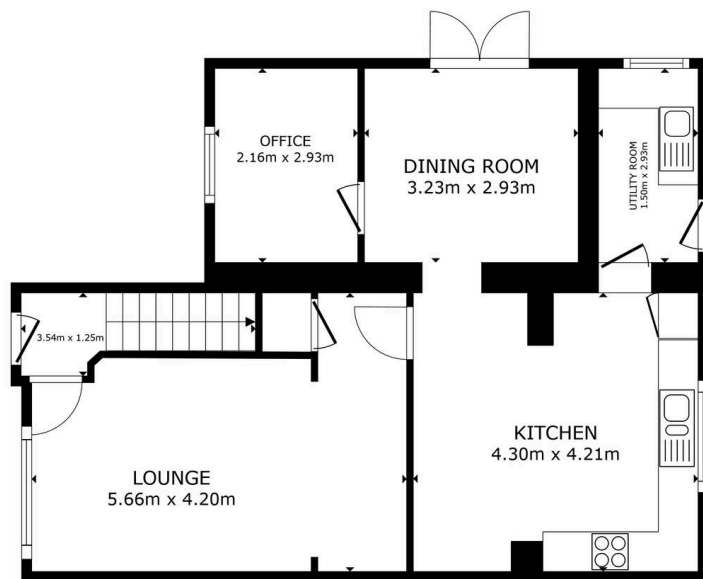
A sleek and stylish family bathroom featuring a contemporary walk-in shower enclosure fitted with both a rainfall showerhead and handheld shower attachment. The room is further complemented by a modern vanity unit with inset wash hand basin and WC, creating a sophisticated and practical space.

Double Bedroom

10' 8" x 10' 6" (3.25m x 3.20m)

A spacious double bedroom featuring stylish grey-painted walls and laminate flooring, creating a modern and comfortable living space. The room benefits from a rear-facing window along with a double internal cupboard providing excellent storage.

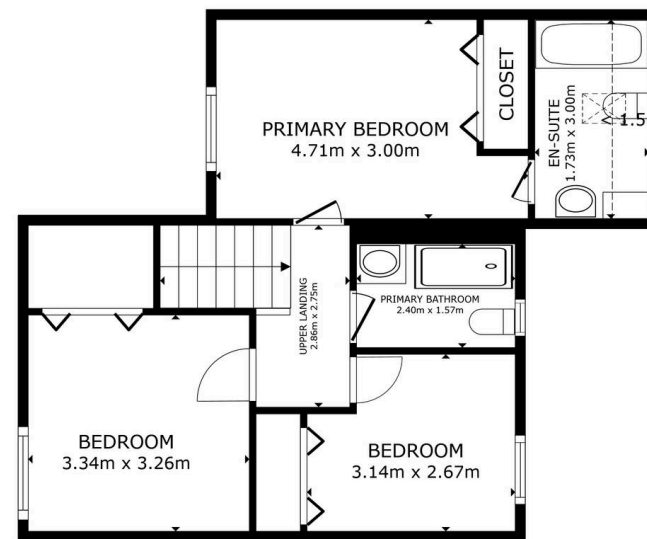




FLOOR 1



GROSS INTERNAL AREA
FLOOR 1 67.2 m² FLOOR 2 52.3 m²
EXCLUDED AREAS : REDUCED HEADROOM 1.7 m²
TOTAL : 119.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1 67.2 m² FLOOR 2 52.3 m²
EXCLUDED AREAS : REDUCED HEADROOM 1.7 m²
TOTAL : 119.5 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.