



12 West Hall Road, Broxburn

£280,000



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Broxburn, Broxburn

Three-Bedroom Detached Home in Broxburn Walk-in Condition Beautiful three-bedroom detached home with modern kitchen/diner, lounge, bathroom, cloakroom, large garden, driveway with garage.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



### Hallway

Welcoming hallway with ample space for coats, jackets, and shoes. UPVC front door with side glazed panel allowing natural light to enter. Laminate flooring and a central ceiling light. Provides access to the lounge, kitchen/dining area, WC, and the upper level.

### Lounge

15' 7" x 10' 11" (4.74m x 3.34m)

A lovely, spacious modern lounge with a front-facing window fitted with new shutter blinds. Featuring a stylish media wall, laminate flooring, and spot lighting throughout. Freshly decorated and complete with a radiator, the room offers ample space for a range of furniture, creating a comfortable and versatile living area.

### Kitchen/Diner

26' 5" x 8' 10" (8.06m x 2.69m)

A stunning modern kitchen diner with stylish laminate flooring and an abundance of natural light from a large rear window, French doors to the conservatory, and a glazed door to the garden. Well-equipped with a gas five-ring hob and extractor, integrated oven, microwave, dishwasher, and fridge freezer, plus space for a washing machine and tumble dryer. Finished with a contemporary composite sink and mixer tap. Offering ample space for a dining table and chairs, along with a breakfast bar, this is a superb, versatile space ideal for family living and entertaining.

### Cloakroom Wc

4' 11" x 3' 1" (1.50m x 0.93m)

Handy downstairs WC finished with fresh, modern décor. Comprising a WC and a contemporary wash hand basin with mixer tap, this practical space is ideal for guests and everyday convenience.





### Conservatory

14' 9" x 10' 10" (4.50m x 3.29m)

Conservatory offering a fantastic and versatile space, currently used as a children's playroom but equally ideal as a relaxing garden room. Surrounded by windows and featuring French doors opening onto the garden, it is flooded with natural light. Finished with laminate flooring, this is a bright and spacious area perfect for both entertaining and everyday family living.

### Stairs and Landing

The stairs and landing are fitted with carpeted flooring and feature central lighting. Providing access to all three bedrooms, the family bathroom, and attic space, this area offers a practical and well-connected upper level.

### Bedroom One

12' 6" x 8' 6" (3.81m x 2.59m)

A beautiful primary bedroom featuring a large front-facing window with new shutter blinds, allowing plenty of natural light. Complete with ceiling spotlights, carpeted flooring, and fresh, modern décor, the room offers a bright and relaxing atmosphere. Triple fitted wardrobes provide excellent storage, while there is still ample space for freestanding furniture. The room further benefits from direct access to a stylish en suite.

### Bedroom Two

10' 10" x 9' 11" (3.29m x 3.03m)

The good-sized second bedroom benefits from a peaceful rear-facing window that allows for plenty of natural light, while the feature pink panelling on the wall adds a stylish and contemporary touch to the space. The room is finished with soft carpet flooring, spot lighting, and a radiator for year-round comfort, and offers ample space for free-standing furniture to suit your needs.





### Bedroom Three

9' 1" x 8' 10" (2.78m x 2.68m)

The lovely third bedroom is currently being used as a nursery but would work equally well as a home office or study. It features a front-facing window that fills the room with natural light, along with carpet flooring and a radiator for added comfort. The room also benefits from fitted wardrobes and is presented in tasteful, well-maintained décor throughout.

### Family Bathroom

6' 4" x 5' 6" (1.94m x 1.68m)

The family bathroom features a rear opaque window that allows natural light to flow in while maintaining privacy. It is finished with modern wet wall panelling and benefits from a chrome heated towel rail for added comfort. The suite includes a bath with an over-bath mains shower, complete with a folding glass screen, rainfall shower head, and a secondary handset. There is also a mixer tap fitted to the bath, along with a contemporary vanity unit housing a WC and sink with mixer taps. Additional features include an LED mirror, a decorative shelf, vinyl flooring, and ceiling spot lighting, creating a sleek and practical space.





## REAR GARDEN

Fantastic South-Facing Garden Beautifully fully enclosed, this rear garden features a patio area, charming decking, mature plants and trees, the shed included. gifted by the owners With a side gate and plenty of space for relaxing or entertaining, it's the perfect outdoor retreat.

## GARAGE

Single Garage

Spacious Garage featuring a brand-new electric door, fully powered and versatile for vehicle parking or additional storage.

## DRIVEWAY

2 Parking Spaces

Low-Maintenance Monoblock Driveway – A stylish, easy-to-maintain driveway with ample space to park several vehicles comfortably.



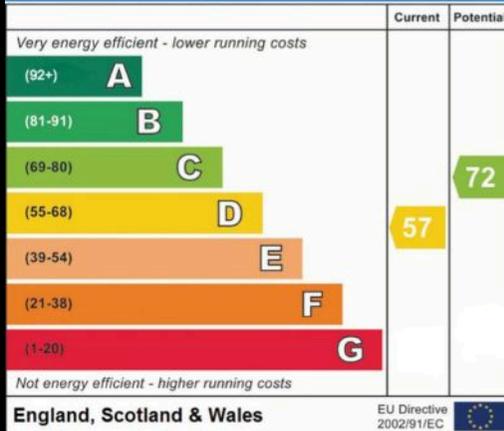
12 West Hall Road, Broxburn, EH52 5QT



Approx. Gross Internal Floor Area 1119 sq. ft / 104.02 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

**Energy Efficiency Rating**

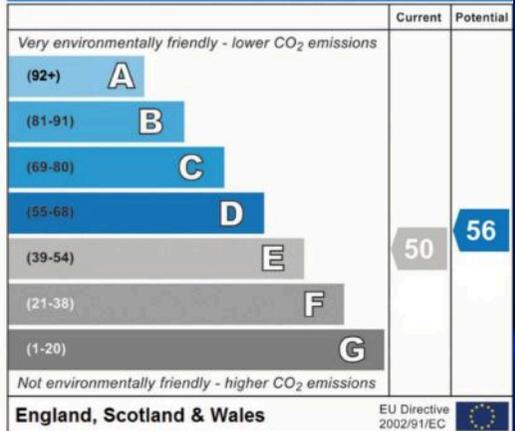


England, Scotland & Wales

EU Directive 2002/91/EC



**Environmental Impact (CO<sub>2</sub>) Rating**



England, Scotland & Wales

EU Directive 2002/91/EC





RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741 • [info@remax-linlithgow.net](mailto:info@remax-linlithgow.net) • [www.remax-scotland.net/estate-agents/linlithgow](http://www.remax-scotland.net/estate-agents/linlithgow)

