



REMAX
Property

Craigseaton, Broxburn, EH52 6BD

Offers Over £179,000



Derrick Mooney & REMAX Property welcomes you to this delightful three-bedroom end terraced house, perfectly positioned on a substantial plot and ready to welcome its next owners.

Step inside to discover a generous sized open plan lounge, offering plenty of space for relaxing or entertaining friends and family. The modern kitchen is well designed and practical, with lots of storage. Upstairs, you'll find three well-proportioned bedrooms, ideal for a growing family or those who need a home office. The stunning family bathroom is finished to a high standard, providing a relaxing retreat after a busy day.

There's a large private driveway at the front, so parking is never a problem, and you're within easy walking distance to both primary and secondary schools, making mornings that bit easier. This home is also ideal for commuters, with excellent transport links nearby, so getting to work or heading into town is stress-free.

Freehold Property.

Council Tax Band B.

EPC C.

No Factor Fees.

Broxburn is a thriving town situated on the Eastern fringe of West Lothian. The traditional town centre offers an impressive array of shops, 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' 6" x 10' 11" (5.63m x 3.33m)

A spacious dual-aspect lounge featuring crisp white painted walls, creating a bright and airy feel throughout. Large windows to both the front and rear gardens flood the room with natural light and offer pleasant garden views, making it an ideal space for relaxing and entertaining.

Kitchen

12' 8" x 10' 7" (3.87m x 3.22m)

A spacious and well-appointed kitchen fitted with a range of ample wall and base units providing excellent storage. The kitchen benefits from an electric oven, cooker and extractor fan, stainless steel sink with mixer tap while durable vinyl flooring adds practicality.

Utility Room

7' 6" x 6' 3" (2.29m x 1.91m)

The spacious and essential utility room has been fitted with modern wall and base units matching those in the kitchen, providing excellent additional storage and workspace. There is a door to the side that offers convenient access to the large rear garden.

Main Bedroom

12' 7" x 10' 0" (3.84m x 3.04m)

A generously sized double bedroom featuring an internal double cupboard providing useful storage space, complemented by carpet flooring and neutral décor throughout.





Second Bedroom

12' 8" x 10' 11" (3.86m x 3.33m)

A good-sized double bedroom featuring a soft plush carpet and blue painted walls, creating a warm and relaxing atmosphere. A stylish feature wall adds character and enhances the room's appeal.

Third Bedroom

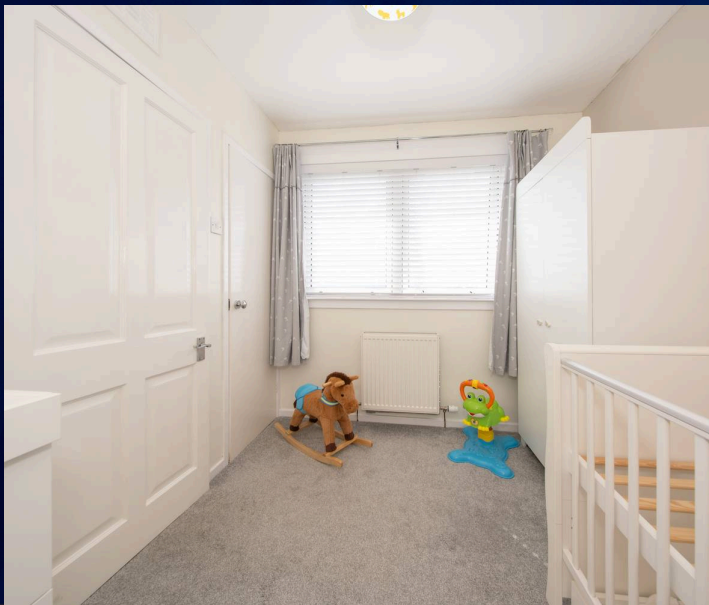
9' 2" x 7' 11" (2.79m x 2.42m)

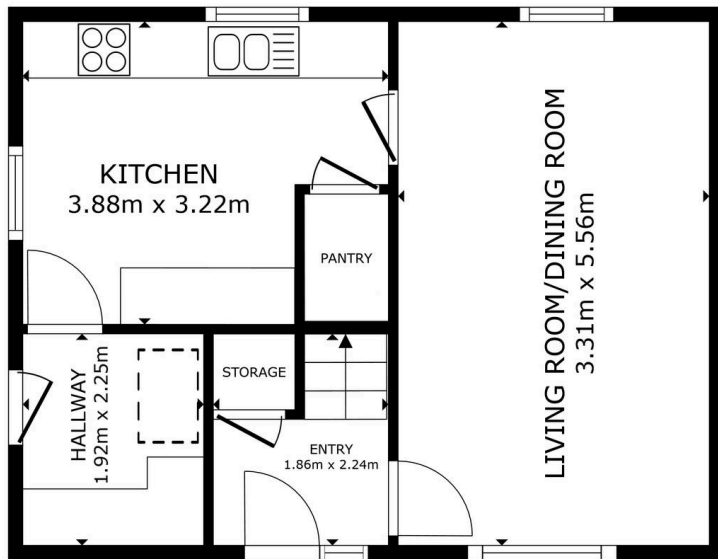
A well-presented bedroom featuring a single internal cupboard providing useful storage, with neutral décor and carpet flooring creating a comfortable and versatile space. A window overlooking the rear garden allows for plenty of natural light and pleasant outlooks.

Family Bathroom

6' 4" x 5' 5" (1.93m x 1.66m)

A stunning recently fitted bathroom comprising a contemporary P-shaped bath with overhead Mira rainfall shower and separate handheld attachment. The suite also features a stylish vanity unit with inset basin and WC, complemented by a heated towel radiator. Finished with modern wall and floor tiling, this beautifully presented bathroom offers a sleek and luxurious feel throughout.

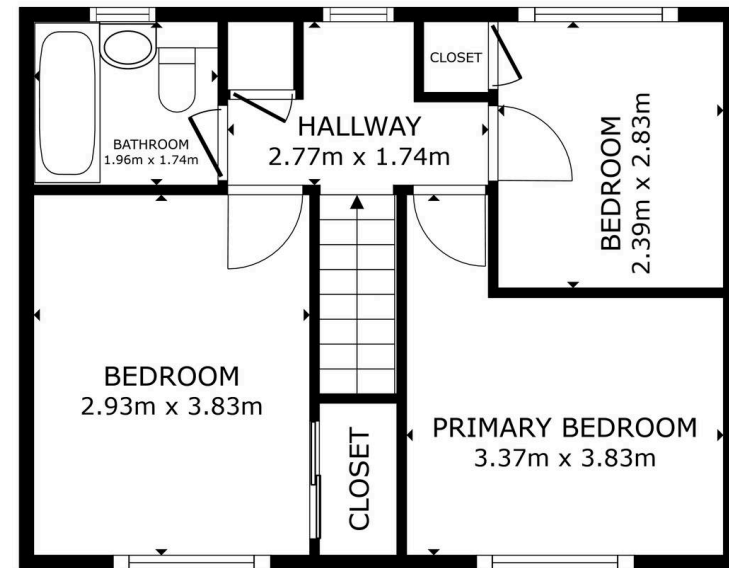




FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 40.5 m² FLOOR 2 41.5 m²
 TOTAL: 82.0 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 40.5 m² FLOOR 2 41.5 m²
 TOTAL: 82.0 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





REMAX Property

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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.