



**REMAX**  
Property

Parkwood Gardens, Broxburn, EH52 5RE  
Offers Over £239,000



Derrick Mooney & REMAX Property are delighted to welcome you to this stunning three bedroom semi detached house, tucked away in a highly sought after cul-de-sac location that's perfect for commuters. Step inside to discover a bright and modern interior, featuring a recently fitted designer kitchen and bathroom. The spacious lounge and dining area provide plenty of room for relaxing or entertaining friends.

You'll also be able to appreciate the recently installed double glazing and doors, as well as a new boiler and radiators, ensuring comfort and efficiency all year round. Upstairs, there are three well-proportioned bedrooms, each offering a comfortable retreat at the end of the day. Storage won't be an issue, thanks to the detached garage and the large private driveway (ideal for multiple vehicles or guests).

This property is move-in ready, combining contemporary finishes with practical touches throughout. Whether you're a family looking for extra space or a professional seeking a convenient base, this home ticks all the boxes. With excellent transport links nearby and local amenities within easy reach, this is a fantastic opportunity to secure a stylish and comfortable home in a prime location.

Freehold Property.

Council Tax Band D.

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/Dining Area

24' 3" x 10' 7" (7.38m x 3.22m)

A generous-sized contemporary lounge/dining area featuring neutral décor and a bright, airy feel. A large window overlooks the front garden, allowing plenty of natural light to flood the space, while convenient access leads through to the kitchen and conservatory, creating an ideal layout for both everyday living and entertaining.

### Kitchen

9' 5" x 8' 8" (2.88m x 2.63m)

A recently fitted stunning designer kitchen boasting an ample range of wall and base units, complemented by a gas hob, electric oven and stylish chimney extractor fan. Finished with attractive splashback wall tiling, an integrated sink with mixer tap and practical vinyl flooring, this contemporary kitchen offers both style and functionality.

### Conservatory

12' 8" x 9' 5" (3.87m x 2.87m)

A gorgeous conservatory with neutral décor and ample windows allowing an abundance of natural light to flow through, while offering delightful views overlooking the rear garden.

### Main Bedroom

13' 8" x 9' 0" (4.16m x 2.74m)

A spacious double bedroom beautifully presented with neutral décor and a plush carpeted finish, benefiting from a useful double internal cupboard providing excellent storage space.





### Second Bedroom

10' 8" x 10' 2" (3.26m x 3.11m)

A delightful double bedroom featuring soft carpeted flooring and a triple mirrored wardrobe providing excellent storage space. A window overlooking the rear garden allows for a pleasant outlook and plenty of natural light.

### Third Bedroom/Office

10' 2" x 8' 1" (3.11m x 2.47m)

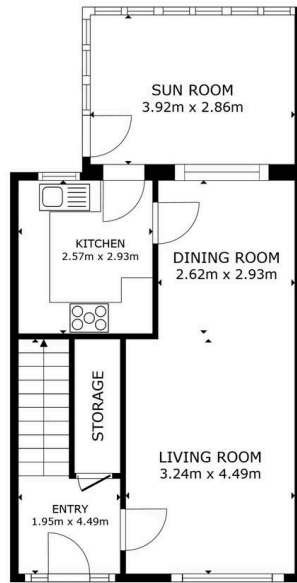
This double bedroom comprises of a carpeted flooring, a useful double internal cupboard and a window overlooking the large private driveway.

### Family Bathroom

6' 3" x 6' 0" (1.90m x 1.83m)

A recently fitted designer bathroom finished in a sleek and stylish modern style, featuring fully tiled walls and flooring, a modern shower enclosure with both rainfall and handheld shower fittings, WC, vanity unit with inset basin, and ceiling spotlights completing the luxurious feel.

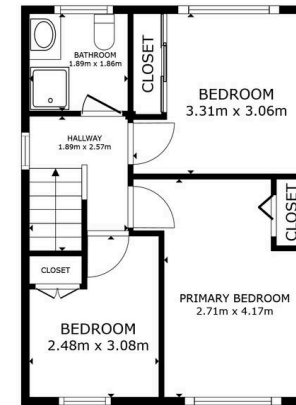




FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 52.3 m<sup>2</sup> FLOOR 2 38.8 m<sup>2</sup>  
 TOTAL: 91.1 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 52.3 m<sup>2</sup> FLOOR 2 38.8 m<sup>2</sup>  
 TOTAL: 91.1 m<sup>2</sup>

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## 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.