



REMAX
Property

7 Parkwood Crescent, Broxburn

Offers Over £249,000



Derrick Mooney & REMAX Property welcomes you to this beautiful three bedroom detached house, perfect for couples, families or anyone looking for extra space in a sought after location. Step inside to find a bright entrance hall leading to a large lounge dining room, ideal for relaxing evenings or entertaining friends. The lounge flows seamlessly into a stunning conservatory where you can enjoy plenty of natural light all year round. The kitchen is well equipped, offering lots of storage. Upstairs, there are three good sized bedrooms, each offering a comfortable retreat at the end of the day, along with a modern family bathroom. The property also boasts a private driveway and is situated in a popular area that is ideal for commuters, thanks to excellent transport links nearby.

Council Tax band: D

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/Dining Room

24' 3" x 10' 6" (7.38m x 3.21m)

The generous sized contemporary lounge/diner is a bright and spacious living area, featuring stylish laminate flooring and a large window to the front that fills the room with natural light. To the rear, the room provides convenient access to both the kitchen and the conservatory, creating an excellent flow for everyday living and entertaining.

Conservatory

15' 9" x 12' 2" (4.81m x 3.71m)

The impressive conservatory is a generous additional living space, flooded with natural light. Enjoying beautiful views over the enclosed rear garden, it provides the perfect setting for relaxing, dining, or entertaining throughout the year.

Kitchen

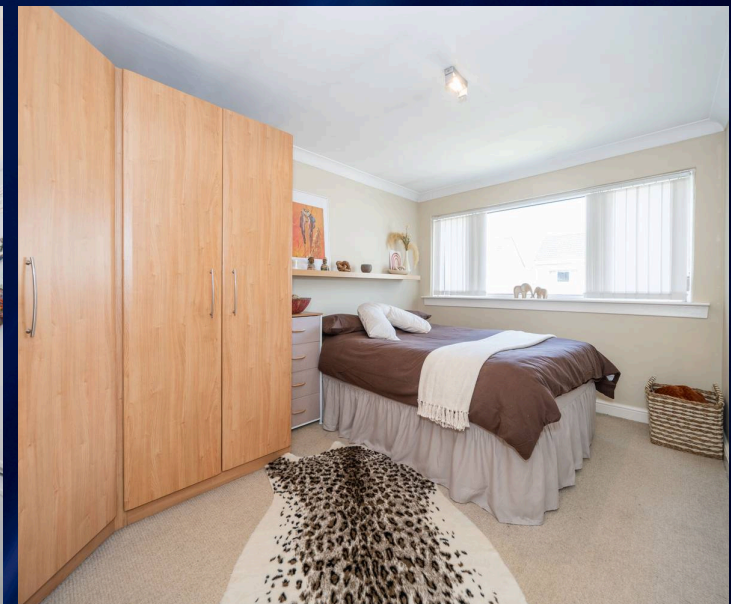
9' 10" x 8' 4" (3.00m x 2.55m)

The contemporary kitchen is well appointed with a range of ample high-gloss white wall and base units, providing excellent storage and workspace. It is fitted with a gas hob, electric oven, and a stainless steel sink with a modern mixer tap.

Double Bedroom

13' 8" x 8' 11" (4.17m x 2.73m)

A well-proportioned double bedroom featuring a range of fitted wall units, providing excellent built-in storage while maximising floor space. Finished with a carpeted floor and neutral décor, the room offers a bright and versatile setting.





Family Bathroom

6' 4" x 6' 1" (1.92m x 1.86m)

A modern family bathroom featuring stylish floor-to-ceiling wall tiling. The suite comprises a bath with an overhead shower, wash hand basin, and WC. Recessed downlights provide a bright, contemporary finish.

Double Bedroom

10' 7" x 10' 3" (3.22m x 3.12m)

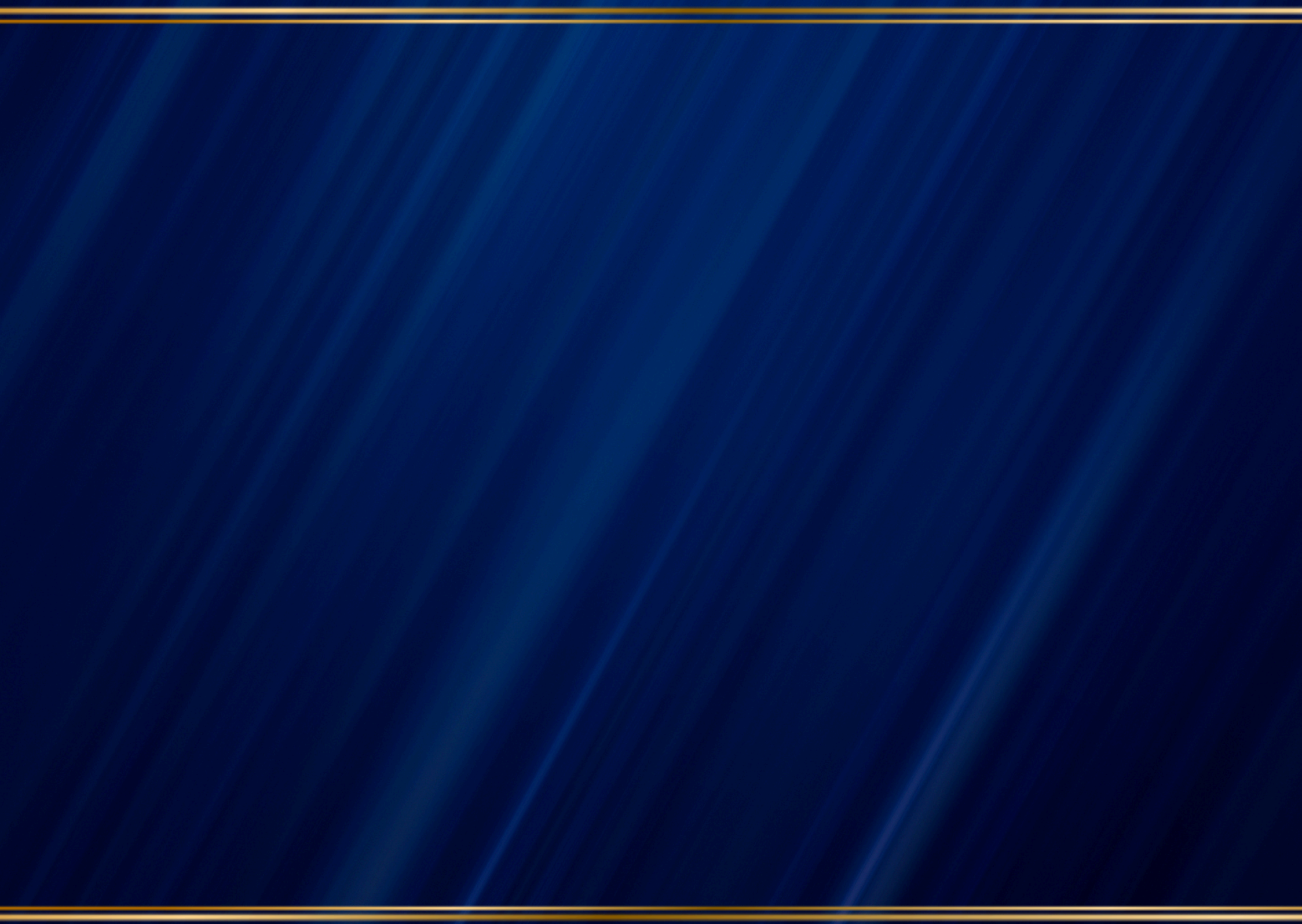
A generously sized double bedroom enjoying a peaceful rear aspect overlooking the garden. The room is finished with a contemporary grey carpet and recessed downlighting, creating a bright and comfortable space.

Bedroom

10' 2" x 8' 0" (3.10m x 2.45m)

A versatile bedroom or home office featuring crisp white painted walls and a carpeted floor, creating a bright and neutral space. A front-facing window overlooks the driveway, allowing plenty of natural light, while the flexible layout makes it ideal as a bedroom, study, or workspace to suit a variety of needs.







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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.