



22 Nicol Place, Broxburn, EH52 6GZ.

 **REMAX** PROPERTY

Offering generous living accommodation, a sociable kitchen diner and a private garden, this appealing property combines comfort, space and versatility to suit modern family life. The well proportioned layout provides plenty of room for relaxing, entertaining and everyday living, while four bedrooms offer flexibility for growing families, home working, guests or additional hobbies and interests. Set within a desirable location, this is a home that balances practical family living with the space and flexibility many buyers are looking for. An excellent opportunity for those seeking a well presented property with room to make it their own, early viewing is highly recommended.

Lorna MacDonald and REMAX Property are delighted to present this fantastic four bedroom family home in Nicol Place to the market.

Front Approach

The property is approached via a welcoming frontage, with a generous turfed area and a paved driveway finished with decorative stones. A paved path leads directly to the front door, providing access to both the main entrance and the integral garage. Gated side access offers a practical route to the garden.

Entrance Vestibule

Accessed via a upvc door, the welcoming vestibule provides an inviting entrance to the home. The space is finished with light grey painted walls and hardwood flooring, complemented by a ceiling light, smoke detector and radiator.

Lounge

4.071m x 4.050m

This charming room is decorated in calming green tones, complemented by hardwood flooring underfoot to create a warm and inviting setting. A large front facing window, together with a smaller side window, fills the room with natural light, while a ceiling light provides additional illumination. A gas fire with a neutral surround and hearth forms an attractive focal point. A built in cupboard offers useful storage, with a radiator and conveniently positioned power points completing the room.

Kitchen

3.611m x 2.747m

This generously proportioned kitchen is fitted with an extensive range of wall and base units with white finished frontages, complemented by black work surfaces and matching splashbacks. Light grey painted walls and black tiled flooring create a smart, coordinated finish.

The kitchen is well equipped with a range of integrated appliances, including an under counter oven, four ring gas hob, extractor hood, fridge freezer and dishwasher, all included in the sale. A rear facing window allows natural light to fill the room, with the stainless steel sink and drainer positioned beneath it and fitted with a mixer tap.

Additional features: a ceiling light, heat detector and power points.





Dining Room

2.454m x 2.762m

Accessed directly from the kitchen, this delightful dining room features sage green painted walls, including a panelled feature wall, with the tiled flooring continuing through from the adjoining space. French doors provide views and access to the garden, while allowing natural light to flood the room and create a bright, welcoming atmosphere. A ceiling light, radiator and power points add practicality, making this a versatile space well suited to everyday dining and entertaining.

Utility Room

1.48m x 1.52m

The utility room provides a practical and well organised space, finished with grey painted walls and black tiled flooring. A black worktop with matching splashback accommodates a washing machine and tumble dryer beneath, which will be included in the sale.

A half glazed upvc door provides convenient access to the side of the property. Additional features include a ceiling light, radiator and power points, ensuring the room is both functional and well equipped for everyday household tasks.

Living Level Toilet

1.481m x 1.140m

This stylish and practical modern space is finished with light grey painted walls, white metro tile splashback and complimented by black tile flooring, creating a sleek, contemporary look. The suite includes a back to wall toilet and an integrated sink. A rear facing window, ceiling light and radiator, complete the room.

Stairs and Landing

The neutral décor continues up the staircase, with carpeted stairs and landing complemented by neutral painted walls. A ceiling light provides illumination, while a built in cupboard houses the water tank. Additional features include a smoke detector, attic hatch and power point.

Primary Bedroom

3.178m x 2.918m

This charming room is decorated with orange tones to the walls and cosy carpeted flooring. A large integrated wardrobe offers ample hanging and shelving space, keeping the room neat and organised. A front facing window fills the space with natural light, complemented by a ceiling light and two wall lights for evening illumination. Additional features include a radiator and convenient power points.

En-Suite Shower

1.717m x 1.765m

The shower room is finished with white and black tiled walls, perfectly complemented by white tile flooring. The suite comprises a corner shower enclosure with a mains shower, a close coupled toilet, and a vanity sink, combining style with practicality. A window to the front and downlights ensure the room is bright and welcoming, while a chrome towel radiator and extractor fan add comfort and convenience.

Bedroom Two

3.451m x 2.820m

This lovely room has been finished with light grey painted walls and laminate to the floor. The window to the rear of the property allows in natural light and this is further complemented by a ceiling light. Power points and a radiator are also provided.

Bedroom Three

4.366 x 2.407m

This fantastic bedroom features grey painted walls, a feature panelled wall and laminate flooring, creating a warm and inviting atmosphere. Two windows to the front and side of the property allow plenty of natural light to fill the room. A built in cupboard provides practical storage space. The space is further complemented by a ceiling light, a radiator, and power points, ensuring both comfort and functionality.

Bedroom Four

2.643m x 2.663m

This versatile bedroom or home office features carpeted flooring, predominantly green painted walls and an attractive feature wall. A rear facing window allows natural light to fill the room, complemented by a ceiling light for additional illumination. A radiator and power points are included.

Bathroom

1.872m x 2.071m

This contemporary, welcoming bathroom is finished with two tone grey tiled walls, complimented by grey tile flooring. A rear facing window allows natural light to fill the space, complemented by downlights. The white suite features a jacuzzi bath with a mains shower over, a built in vanity unit with integrated sink, back to wall toilet and storage. A chrome towel radiator and extractor fan complete this well appointed room.

Garage

The integrate garage features an up and over front door, power points, and ceiling lighting, creating a versatile space ideal for parking, storage, or use as a workshop.

Rear Garden

This superb private garden provides an attractive outdoor retreat, perfectly suited to relaxing, entertaining and enjoying the tranquil setting. Thoughtfully arranged, the garden is predominantly laid to lawn, with a paved area adjoining the house and a mature hedgerow to one side adding colour and character.

Fully enclosed by a combination of fencing and walling, the garden benefits from gated access on both sides of the property, leading to the front. A paved area to the side offers potential for additional parking, with double opening gates providing convenient access.

A wooden garden cabin, complete with lighting and power points, provides a versatile additional space ideal for use as a home office, hobby room or entertaining area. With its peaceful outlook and adaptable layout, this well maintained garden offers an inviting setting for both everyday enjoyment and gatherings with family and friends.

Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale.

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.



