



REMAX
Property

2 Holmes Court, Broxburn
Offers Over £349,000



Exceptional Four-Bedroom Detached Family Home with Garage in a Highly Sought-After Broxburn Location!

Derrick Mooney & RE/MAX Property are delighted to present to the market this impressive four-bedroom detached family home, ideally situated at **2 Holmes Court, Broxburn, EH52 5JB**.

Offering generous living accommodation throughout, the property comprises an inviting entrance hall, spacious lounge, modern kitchen, utility room, versatile reception room, downstairs WC, four well-proportioned bedrooms, including a principal bedroom with en-suite, and a family bathroom.

Further benefits include gas central heating, double glazing, a separate detached garage, and a driveway providing off-street parking for multiple vehicles.

Located within a sought-after residential development, this fantastic home is ideally suited to growing families and is conveniently placed for local amenities, schools, and transport links.

Council Tax Band F

Freehold Tenure

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Tenure: Freehold

Entrance Hallway

12' 10" x 6' 6" (3.90m x 1.99m)

Entrance Hallway with grey laminate flooring and neutral décor throughout. Access to the lounge, kitchen and downstairs WC, with carpeted staircase leading to the upper level. Ceiling spotlights and front-facing glazed door providing natural light.

Lounge

20' 2" x 12' 7" (6.14m x 3.83m)

Spacious lounge with grey laminate flooring flowing through from the hallway. Dark blue feature wall with neutral décor throughout. Two front-facing windows allowing for plenty of natural light, with two ceiling light fittings. Generous floor space for a range of lounge furniture.

Kitchen

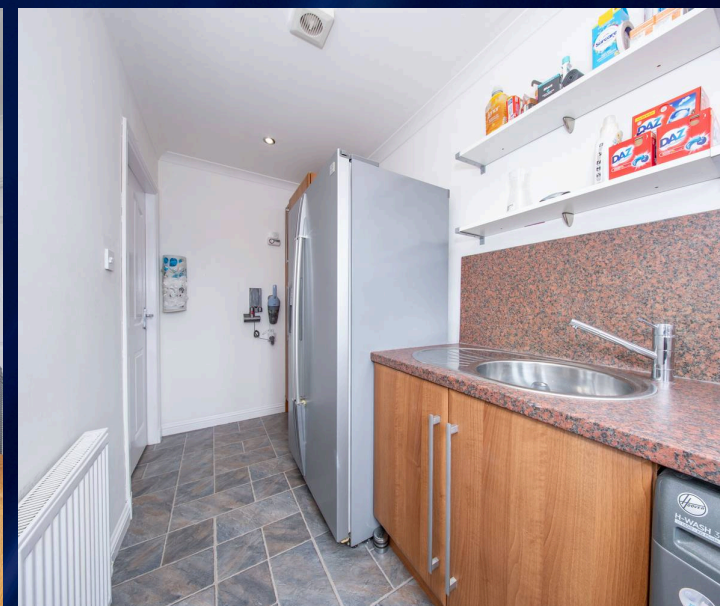
12' 10" x 10' 10" (3.90m x 3.29m)

Fitted kitchen with a range of wall and base units, complementary marble-effect work surfaces and tiled flooring. Integrated oven, gas hob with extractor hood above and integrated dishwasher. Rear-facing window above the sink allowing for natural light, with ample space for dining furniture. Neutral décor throughout.

Utility Room

7' 5" x 2' 11" (2.27m x 0.88m)

Utility room with tiled flooring and neutral décor throughout. Fitted storage cupboard and work surface incorporating a stainless steel sink. Plumbing and space for freestanding appliances, radiator and door providing access to the rear garden.





Reception

11' 11" x 11' 5" (3.62m x 3.47m)

Versatile second lounge with grey carpeting and neutral décor throughout. Patio doors provide access to the rear garden and allow for plenty of natural light. Generous floor space suitable for a range of furniture, making an ideal family room, sitting room or home office.

WC

6' 4" x 4' 3" (1.93m x 1.29m)

Two-piece WC comprising wash hand basin with chrome mixer tap and WC. Tiled flooring with neutral décor throughout. Front-facing opaque window providing natural light, with radiator and extractor fan.

Upper Hallway

9' 8" x 6' 9" (2.95m x 2.06m)

Upper landing with grey carpeting and neutral décor throughout. Built-in mirrored wardrobes providing excellent storage space. Access to all upper accommodation and loft hatch, with ceiling spotlight.

Bedroom 1

14' 4" x 14' 1" (4.37m x 4.28m)

Spacious primary bedroom with grey carpeting and neutral décor throughout. Rear-facing window allowing for plenty of natural light. Triple mirrored fitted wardrobes providing excellent storage space, with ceiling spotlights and access to the en-suite shower room.

Ensuite Shower Room

6' 7" x 6' 0" (2.01m x 1.82m)

Three-piece shower room comprising of toilet, wash hand basin and walk-in shower enclosure with tiled surround. Rear-facing opaque window providing natural light. Vinyl flooring with neutral décor throughout, ceiling spotlights and radiator.





Bedroom Two

10' 3" x 9' 6" (3.12m x 2.90m)

Double bedroom with grey carpeting and neutral décor throughout. Grey feature wall and double mirrored fitted wardrobes providing storage space. Front-facing window allowing for natural light, with radiator and ceiling spotlights.

Bedroom Three

9' 9" x 8' 11" (2.98m x 2.71m)

Bedroom with grey carpeting and neutral décor throughout. Dark blue feature wall and front-facing window allowing for natural light. Radiator and ceiling light fitting completing the accommodation.

Bedroom Four

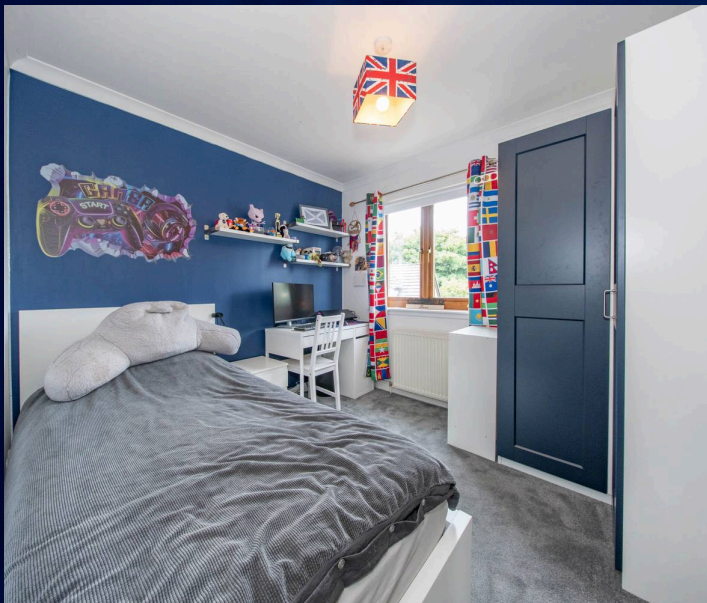
10' 11" x 8' 0" (3.34m x 2.44m)

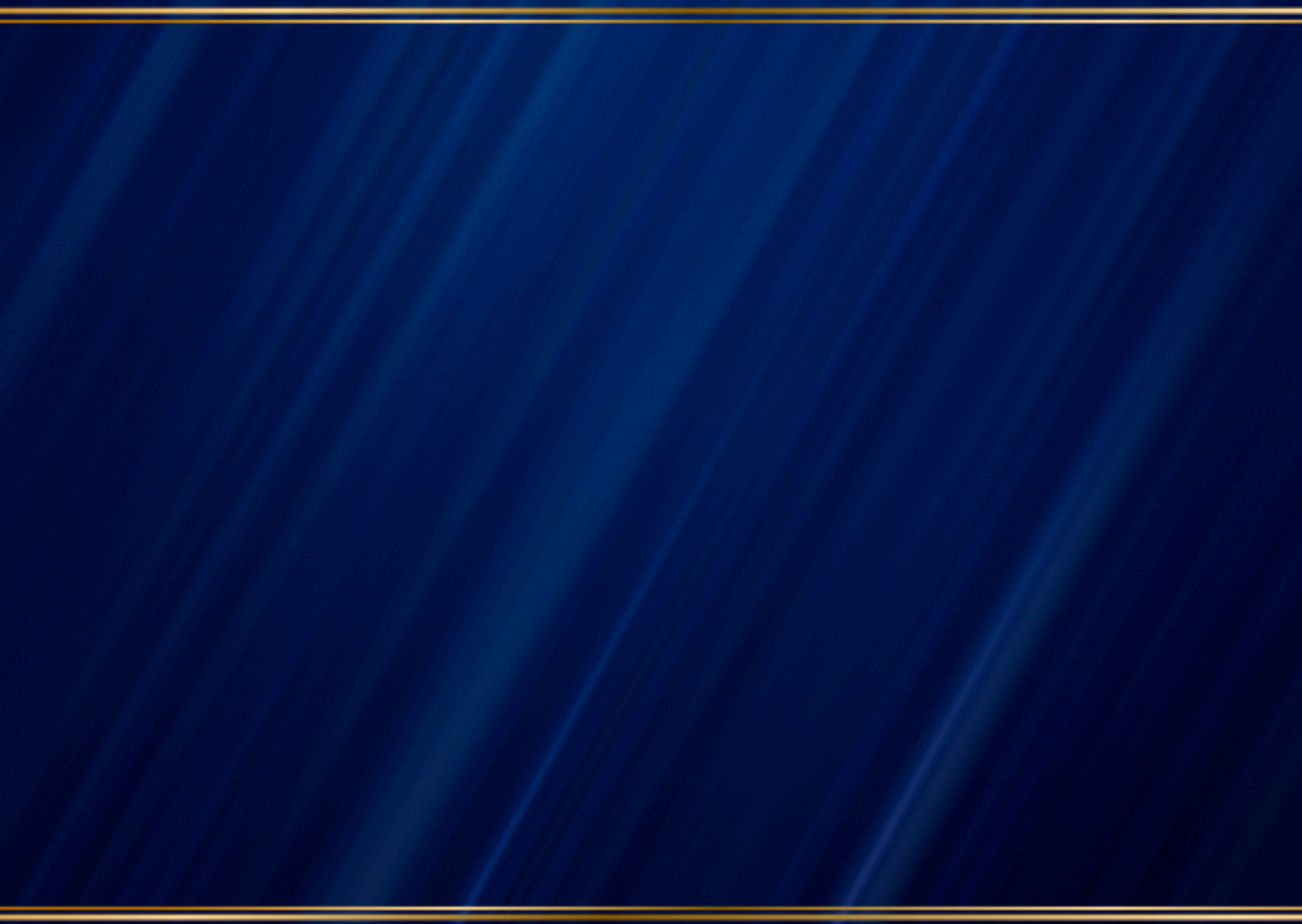
Bedroom with grey carpeting and neutral décor throughout. Rear-facing window allowing for natural light, with radiator and ceiling light fitting. Suitable as a bedroom, nursery or home office.

Family Bathroom

11' 9" x 6' 4" (3.57m x 1.93m)

Family bathroom comprising bath, separate shower enclosure, toilet and wash hand basin. Partially tiled walls with neutral décor throughout and vinyl flooring. Front-facing opaque window providing natural light, with ceiling spotlights and radiator. Matching dark blue vanity unit and bath panel complete the room







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