



6 Webster Court, Broxburn

Offers Over £180,000



6 Webster Court

Broxburn

Impressive walk in condition 3/4-bedroom end-terrace home with spacious accommodation, driveway and mature, well-kept garden. Flexible layout, excellent room sizes and a rare opportunity.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Hallway

15' 5" x 8' 10" (4.70m x 2.70m)

Enter the property through a white double glazed front door into a spacious and welcoming hallway, with beige carpeting underfoot. The hallway provides access to the downstairs WC, kitchen, dining room and lounge. A white wooden staircase leads to the upper level, with useful under stair storage space that could be further utilised. Finished with a radiator and pendant light fitting.

W/C

5' 11" x 3' 3" (1.80m x 1.00m)

A bright, fresh and neutrally finished downstairs WC, featuring a white WC and corner sink. A frosted window provides natural light, complemented by a radiator and pendant light. A clean and practical addition to the home.

Kitchen

11' 9" x 8' 9" (3.58m x 2.67m)

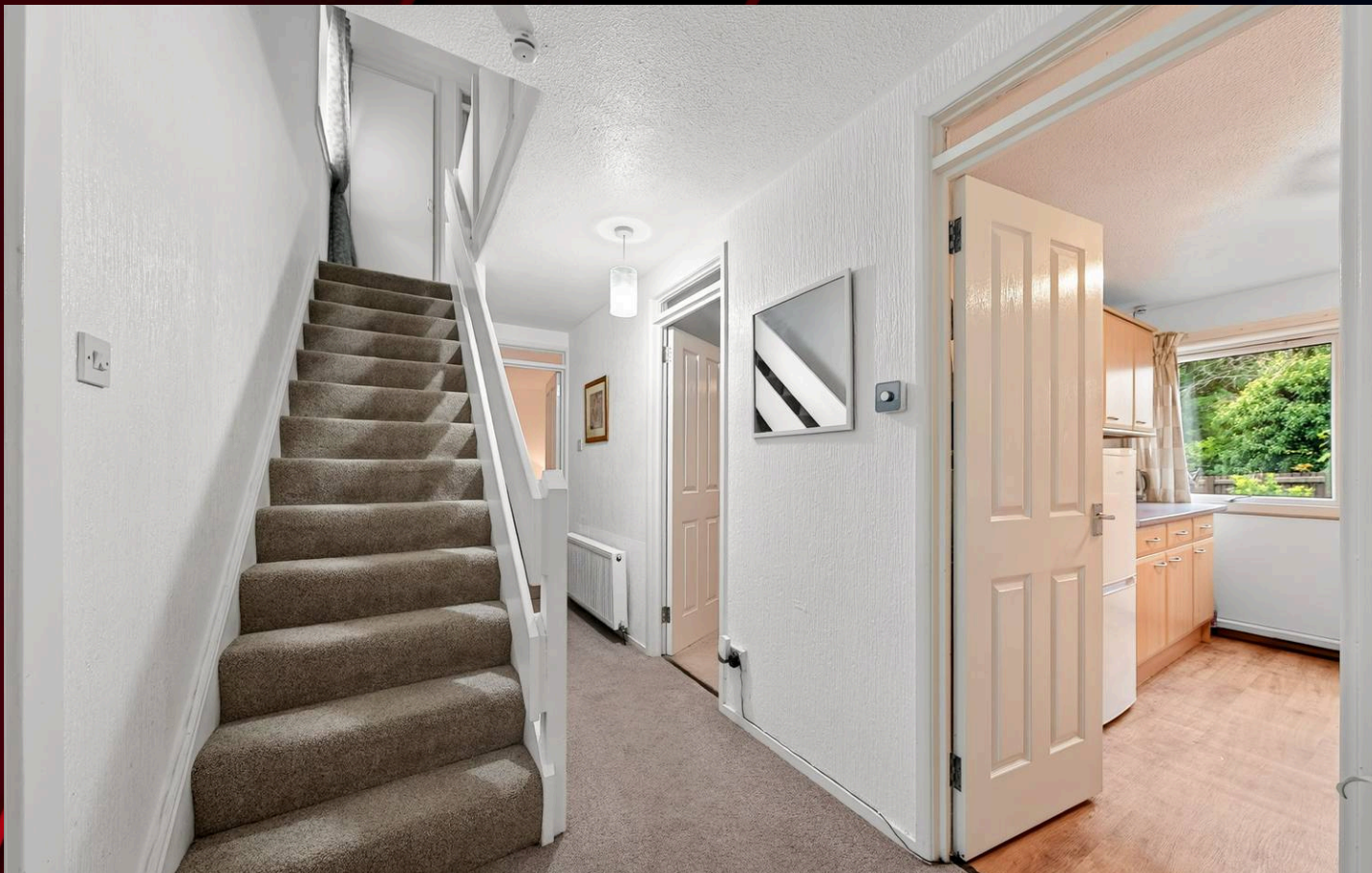
A bright and welcoming kitchen offering generous workspace and excellent storage, with brown wood-effect units and speckled brown worktops. Includes gifted electric cooker and fridge freezer, stainless-steel sink, white tiled splashbacks and wood-effect flooring. A glazed PVC door leads to the garden, while a side window brings in natural light. The charming serving hatch to the dining room adds character and a lovely focal point.

Dining room

11' 6" x 8' 10" (3.50m x 2.70m)

A bright and generously sized dining room with a pleasant garden outlook, offering an inviting space for family dining and entertaining. Finished with beige carpeting, white walls, radiator and pendant light, with a charming serving hatch to the kitchen. A versatile room that could also be utilised as a double bedroom if desired.





Lounge

14' 9" x 11' 2" (4.50m x 3.40m)

A bright and spacious lounge overlooking the well kept mature garden through two large windows. Features include a granite fireplace with electric flame effect fire, built-in storage cupboard, beige carpeting, white walls, radiator and pendant light. A comfortable and welcoming family room.

Landing

12' 10" x 6' 2" (3.90m x 1.88m)

A spacious upper landing with beige carpeting and a window providing natural light. Two useful storage cupboards offer excellent additional space, with one housing the well maintained gas boiler.

Bedroom One

14' 5" x 8' 8" (4.40m x 2.65m)

A good sized double bedroom with a pleasant outlook over the garden. Features include a large built-in wardrobe, beige carpeting, white walls, radiator and pendant light, creating a bright and comfortable space.

Bedroom Two

11' 6" x 9' 10" (3.50m x 3.00m)

A spacious and well proportioned double bedroom, offering excellent space for a range of freestanding furniture. A window overlooks the garden, with beige carpeting, white walls, radiator and pendant light completing the room.

Bedroom Three

11' 2" x 10' 8" (3.40m x 3.26m)

Another impressive, generously proportioned double bedroom, offering excellent space for freestanding furniture. A window overlooks the garden, with beige carpeting, white walls, radiator and pendant light completing the room. A particularly spacious bedroom, offering noticeably more room than many modern new build properties.





Family Bathroom

7' 7" x 6' 3" (2.30m x 1.90m)

A good sized modern family bathroom finished with grey floor tiles and white marble effect wet wall. Features include a large walk-in shower with Mira electric shower, white WC and a counter top sink mounted on a vanity unit. A frosted window provides natural light, with three ceiling spotlights, white walls and radiator completing the room.

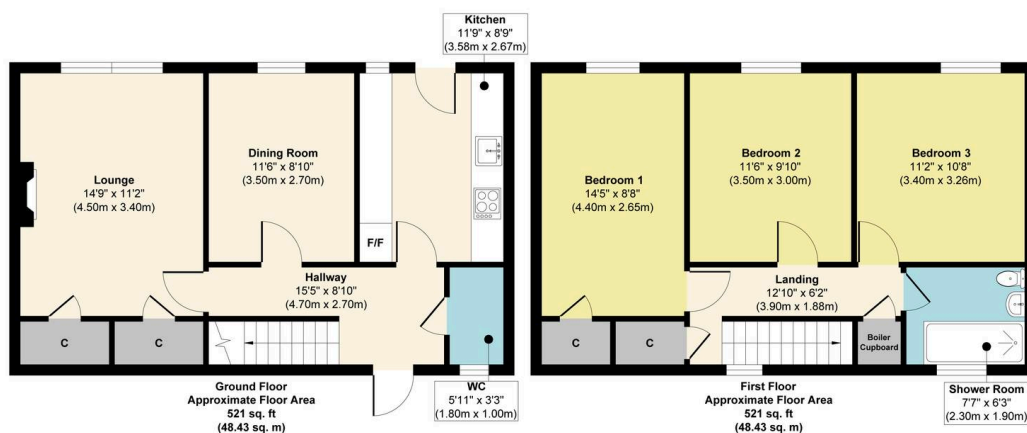
Garden

A fantastic mature, south facing garden offering a private and peaceful outdoor retreat. Well established shrubs and trees surround the generous lawn, creating a lovely sense of seclusion, while timber fencing ensures excellent privacy with no neighbouring properties directly overlooking.

DRIVEWAY

1 Parking Space

The property benefits from a private driveway, providing convenient off street parking.



Approx. Gross Internal Floor Area 1042 sq. ft / 96.86 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	80

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	67	77

England, Scotland & Wales



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