



7 Joseph Scott Gardens, Broxburn

Offers Over £190,000



7 Joseph Scott Gardens

Broxburn

Joseph Scott Gardens presents an exceptional opportunity to acquire a spacious semi detached home, occupying a generous private plot within a quiet and highly desirable cul de sac in Broxburn. Offering two double bedrooms, expansive living spaces, a double driveway and a private south facing rear garden, this impressive home combines excellent proportions with superb potential to create a truly individual living space. Upon entering, the generous proportions of the accommodation are immediately apparent. The expansive living room is a particularly impressive feature, currently comfortably accommodating multiple sofas and large freestanding furniture while still retaining a sense of space and flexibility. A large front facing window floods the room with natural light, while ample built in storage helps to maximise the available floor space.

The kitchen is positioned to the rear of the property and benefits from lovely views across the garden. Its generous layout provides an abundance of fitted storage and worktop space, with room for a dining area or breakfast bar, creating a versatile space for everything from relaxed morning coffees to family meals. There is also excellent scope to adapt and personalise the kitchen to suit individual tastes and requirements.

Upstairs, the property continues to impress with two exceptionally well proportioned double bedrooms. The principal bedroom is particularly generous in size, offering excellent floor space alongside an abundance of integrated storage.



The second bedroom is also a substantial double room, providing excellent flexibility as a guest bedroom, home office or additional living space, with further storage available. Completing the upper level is a generously sized family bathroom offering a shower over bath finished in neutral tones.

Externally, the property enjoys an enviable private plot, with the south facing rear garden undoubtedly one of its standout features. The garden wraps around the rear of the property and is notably private and not overlooked, providing an excellent blank canvas for those looking to create their ideal outdoor space. Whether designed for entertaining, relaxing or landscaped to suit individual needs, there is significant scope and potential.

Further benefits include a spacious double driveway, providing excellent off street parking.

Overall, Joseph Scott Gardens represents a fantastic opportunity to acquire a spacious home in a peaceful and desirable setting, with generous internal accommodation, an excellent private plot and significant potential to personalise and make the property truly your own.

Home Report Value- £195,000

EPC - C

Council Tax Band - C

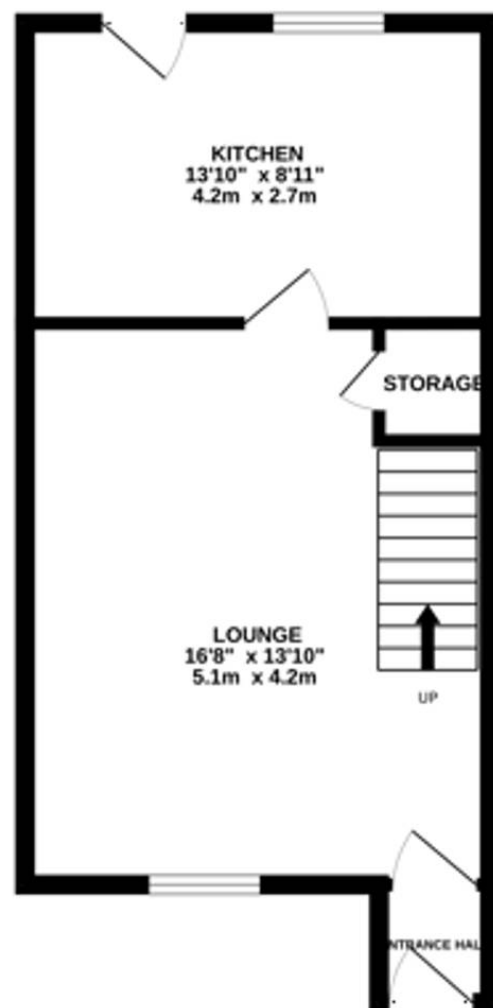
Square Ft- 667 /62m2

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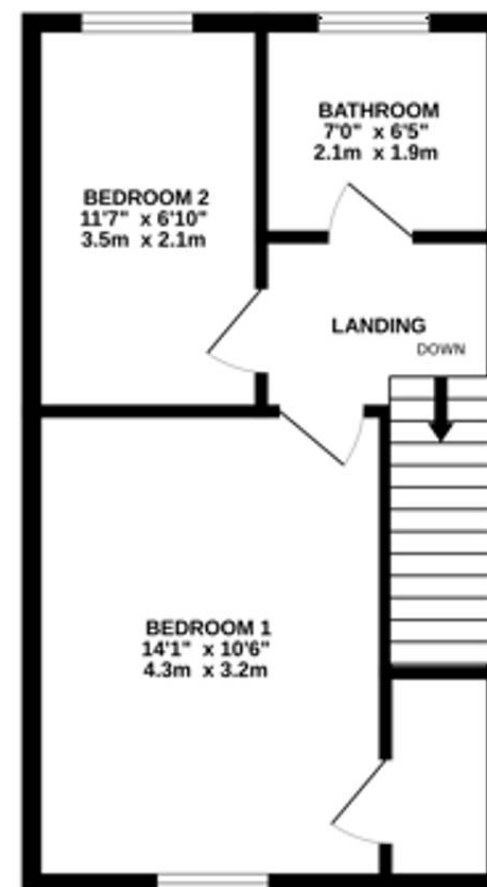




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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