



**REMAX**  
Property

Lumsden Court, Broxburn, EH52 5LX

Offers Over £424,000



Derrick Mooney & REMAX Property welcomes you to this stunning, architect-designed five-bedroom detached home, perfectly positioned in a sought-after courtyard location.

Step inside to discover a gorgeous open plan kitchen, dining, and family room, ideal for both relaxed evenings and entertaining guests. The kitchen is thoughtfully designed with modern finishes and plenty of space for everyone to gather. You'll love the impressive separate lounge, which features a beautiful bay window that fills the room with natural light, creating a warm and inviting atmosphere. Each of the five bedrooms offers generous proportions, making this home perfect for families or anyone looking for extra space. There is also a detached garage and private driveway. The location is ideal for commuters, with excellent transport links nearby, and you'll find yourself close to local amenities, schools, and everything you need for day-to-day living.

This property combines style, comfort, and practicality in a way that's hard to beat. If you're searching for a spacious, beautifully designed home in a prime location, this could be the perfect fit for you.

Freehold Property.

Council Tax Band G.

EPC C.

No Factor Fees.

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

23' 5" x 13' 2" (7.15m x 4.01m)

A gorgeous well-proportioned lounge featuring stylish wooden flooring, a contemporary neutral décor, and a large bay window that fills the space with natural light while offering pleasant views over the front garden.

### Kitchen

15' 4" x 10' 1" (4.67m x 3.07m)

A stunning, sleek and stylish kitchen fitted with a range of ample wall and base units, complemented by a solid oak worktop incorporating an integrated sink with mixer tap. A window overlooks the rear garden, and there is convenient access through to the utility room.

### Dining Area

14' 8" x 10' 0" (4.46m x 3.05m)

A stunning, sleek and stylish kitchen fitted with a range of ample wall and base units, complemented by a solid oak worktop incorporating an integrated sink with mixer tap. A window overlooks the rear garden and there is access to the split level dining/reception area and also through to the utility room.

### Utility Room

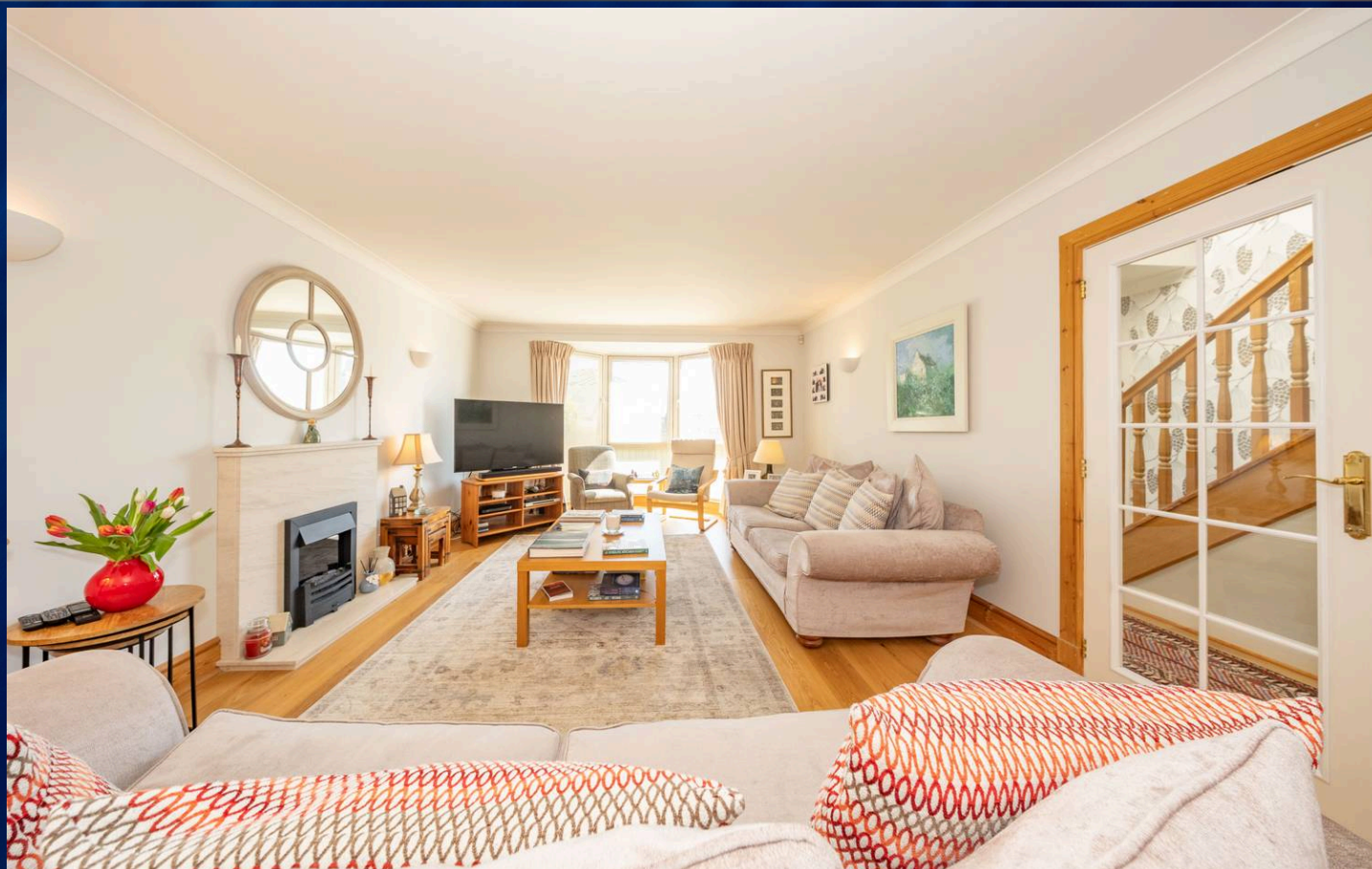
5' 8" x 2' 0" (1.73m x 0.61m)

The accessible utility room has a worktop, sink, mixer tap and door to the fully enclosed rear garden.

### Office

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

The property features a well-proportioned home office, thoughtfully designed to provide a productive workspace.



### Downstairs Double Bedroom/Reception Room

14' 5" x 9' 6" (4.39m x 2.89m)

A versatile ground floor bedroom featuring attractive wooden flooring and a window overlooking the front garden, allowing for plenty of natural light. This flexible space can be easily adapted to suit a variety of needs, whether as a comfortable guest bedroom, second reception room, or a stylish dining area, making it a practical addition to the home.

### Downstairs WC

6' 8" x 4' 10" (2.03m x 1.47m)

Stylish, low-level WC featuring a contemporary tiled floor, sleek chrome towel radiator, and partially tiled walls. The space is further enhanced by a modern shower with enclosed cubicle, offering both practicality and a refined finish.

### Primary Bedroom

21' 0" x 13' 2" (6.41m x 4.01m)

This generous sized room is finished with neutral decor and a cosy carpeted flooring. It offers a double mirror integrated wardrobe, providing generous hanging and shelving space. The large front facing windows overlooks the garden.

### En-Suite Shower Room

7' 10" x 6' 6" (2.40m x 1.97m)

A modern en-suite featuring a tiled floor, partially tiled walls, and a contemporary suite comprising a shower within a glass enclosure, low-level WC, and wash hand basin.





### **Family Bathroom**

8' 6" x 7' 5" (2.59m x 2.27m)

A beautifully designed, sleek family bathroom boasting tiled flooring and partially tiled walls, featuring a bath with overhead shower, a heated towel radiator, WC, and a chic vanity unit with integrated basin.

### **Double Bedroom**

10' 10" x 10' 6" (3.30m x 3.19m)

A spacious double bedroom with plush carpeting, a built-in mirrored sliding-door wardrobe providing ample storage, and a rear-facing window enjoying views over the fully enclosed rear garden.

### **Double Bedroom**

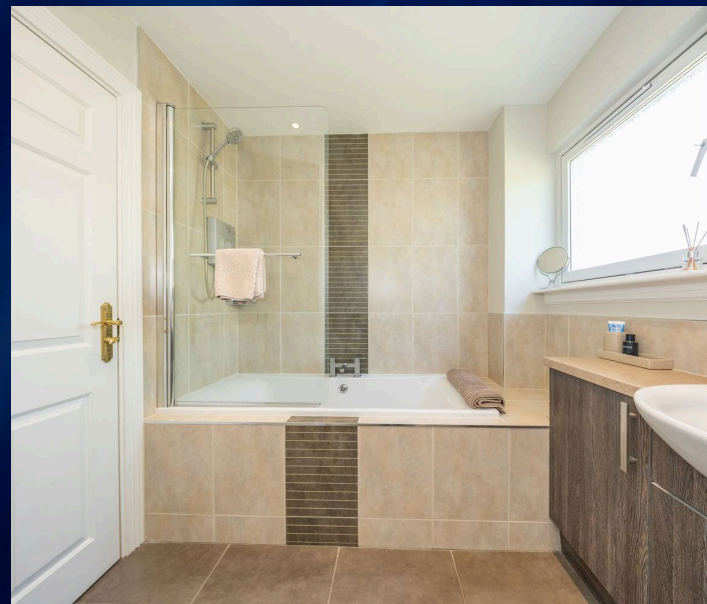
12' 3" x 10' 3" (3.73m x 3.13m)

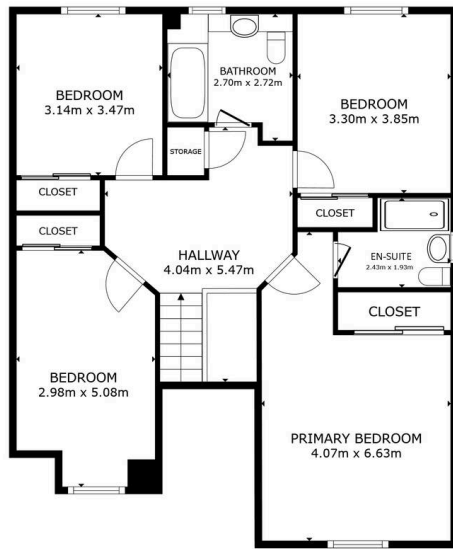
A well-proportioned double bedroom featuring soft carpeting, a built-in mirrored wardrobe, and neutral décor, currently arranged with a versatile sofa bed.

### **Hallway**

22' 10" x 6' 8" (6.97m x 2.04m)

This spacious hallway is finished with crisp white walls and a stylish wooden flooring, complemented by a velux window that floods the area with natural light. A built-in cupboard provides valuable storage.

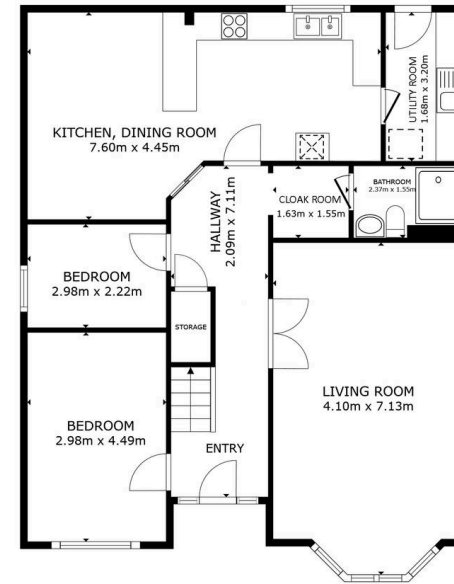




FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 105.7 m<sup>2</sup> FLOOR 2 93.5 m<sup>2</sup>  
 TOTAL : 199.3 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 105.7 m<sup>2</sup> FLOOR 2 93.5 m<sup>2</sup>  
 TOTAL : 199.3 m<sup>2</sup>

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## REMAX Property

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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.