



REMAX
Property

51 Hillview Avenue, Broxburn Offers Over £174,000



Derrick Mooney & REMAX Property are delighted to welcome you to this beautiful three-bedroom terraced house, perfect for anyone looking for a stylish and comfortable home in a sought-after location. Step inside and you'll find a spacious contemporary lounge that's ideal for relaxing or entertaining friends. The open plan kitchen and dining room is a real highlight. Upstairs, there are three good-sized bedrooms, each with plenty of natural light and room for storage, so everyone can have their own space. The stunning bathroom features modern fittings and a sleek finish, giving you that luxury feel every day. This home is ideal for the commuter, with excellent transport links nearby. Whether you're a first-time buyer, a young family or just looking to move to a fantastic part of town, this property has everything you need. With its modern décor, practical layout and welcoming feel, it's easy to imagine making this house your home.

No Factor Fee

Freehold Tenure

Council Tax Band B

EPC C

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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

16' 4" x 11' 11" (4.97m x 3.62m)

A bright and spacious lounge featuring a large front-facing window, allowing plenty of natural light to fill the room. The space is finished with clean, crisp white painted walls and soft carpeting, creating a fresh, neutral and welcoming environment.

Kitchen

9' 9" x 9' 8" (2.98m x 2.94m)

A contemporary kitchen fitted with a good range of ample wall and base units, providing excellent storage and workspace. The kitchen is equipped with an electric hob, electric oven and extractor fan, stainless steel sink with mixer tap and laminate flooring completing the space.

Dining Area

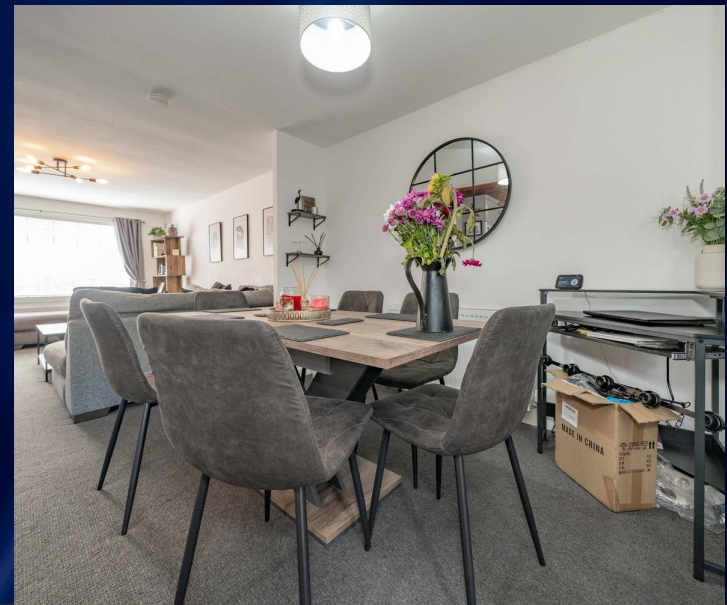
9' 8" x 8' 10" (2.94m x 2.68m)

A modern and well-presented dining room featuring neutral décor and soft carpeting, creating a bright and welcoming space for family meals and entertaining. Double patio doors lead through to the adjoining utility room, offering both convenience and practical access.

Double Bedroom

11' 8" x 10' 1" (3.55m x 3.07m)

A beautifully presented double bedroom featuring neutral décor and soft grey carpeting, creating a calm and inviting atmosphere. The room benefits from a useful internal cupboard, providing excellent storage, while the window enjoys a pleasant outlook over the rear garden.





Bathroom

6' 3" x 6' 2" (1.91m x 1.88m)

A sleek and stylish modern bathroom finished with contemporary floor and wall tiling. The room features a spacious walk-in shower with both rainfall and handheld shower along with a WC and basin and towel radiator.

Bedroom

12' 8" x 8' 11" (3.86m x 2.71m)

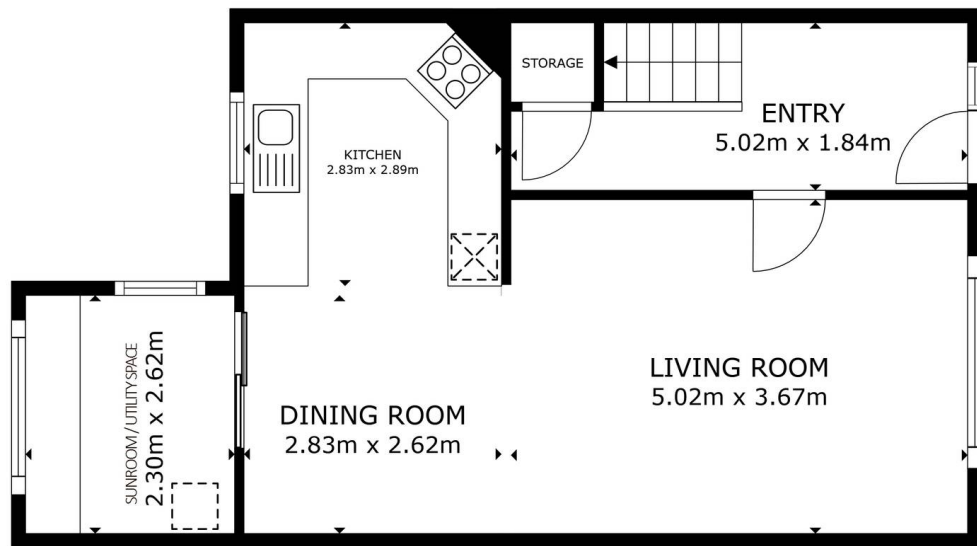
A spacious and versatile room, ideally suited for use as either a comfortable bedroom or home office. The room features neutral décor and soft carpeting, with a front-facing window providing plenty of natural light and a pleasant outlook.

Double Bedroom

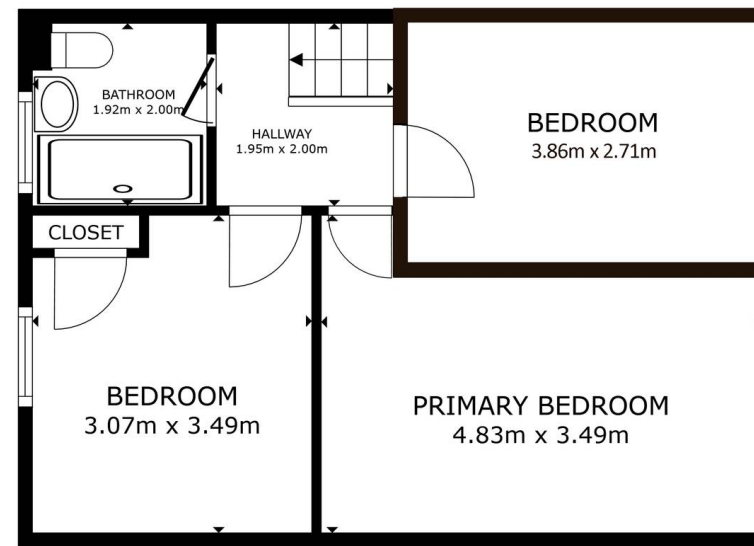
15' 7" x 11' 6" (4.76m x 3.51m)

A delightful and generously sized double bedroom, beautifully presented with crisp white painted walls and soft carpeting. The neutral finish creates a bright, fresh and inviting space, offering ample room for a range of bedroom furniture.





FLOOR 1



FLOOR 2



REMAX Property

Remax Property, Remax House – EH54 6TS

01506
418555

livingston@remax-
scotland.homes



www.remax-scotland.homes/estate-
agents/livingston

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.