





Derrick Mooney & RE/MAX Property are delighted to welcome you to this striking three-bedroom semi-detached house which presents an exceptional opportunity to acquire a period feature home situated in a highly sought-after location, ideal for commuters. The property showcases a beautiful and spacious lounge, enhanced by a feature log burner that creates a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The heart of the home is the stunning kitchen, diner, and family room, designed with both style and practicality in mind, offering ample space for family gatherings and modern living. A gorgeous downstairs family bathroom adds further appeal, featuring high-quality fittings and a tasteful finish. Each of the three bedrooms is generously proportioned, providing comfortable accommodation for families or professionals alike. Throughout, the property retains charming period details, seamlessly blended with contemporary touches for a unique and welcoming environment. Located in a prime area renowned for its convenience, this home offers excellent access to transport links and local amenities, making it an outstanding choice for those seeking both character and practicality. Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Broxburn is a thriving town situated on the Eastern fringe of West Lothian. The traditional town centre offers an impressive array of shops, restaurants and 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

14' 10" x 12' 8" (4.51m x 3.86m)

A stunning, generously proportioned lounge featuring beautiful wooden flooring and an attractive log burner as a focal point. Elegant cornicing enhances the character of the room, while a large front-facing window with shutters floods the space with natural light.

Kitchen/Diner/Family Room

28' 9" x 15' 3" (8.76m x 4.64m)

A very spacious and charming designer kitchen/diner/family room, beautifully finished with wooden flooring throughout. The room features a stylish breakfast island, an excellent range of wall and base units, and a striking feature fireplace set against an exposed brick wall along with an impressive skylight. Patio doors open directly onto a substantial rear garden, making this an ideal space for both family living and entertaining.

Double Bedroom/Office

16' 9" x 12' 5" (5.11m x 3.78m)

A spacious and stylish double bedroom offering a designer fitted triple internal cupboard and a striking industrial radiator. The rear-facing window with shutters enjoys views over the garden, while the generous proportions allow the room to be easily utilised as a home office or second reception room.

Bathroom

9' 2" x 7' 9" (2.79m x 2.36m)

A sleek and stylish bathroom finished to a high contemporary standard, featuring a glass-enclosed shower with a luxurious rainfall shower head. The space is complemented by a modern vanity unit with integrated basin and WC, offering both style and practicality. A striking freestanding bath takes centre stage, complete with a handheld shower attachment.



Double Bedroom

16' 5" x 15' 0" (5.01m x 4.58m)

A very generous sized double bedroom finished with plush carpeting and excellent built-in storage, featuring a designer triple sliding-door wardrobe alongside an additional designer double sliding-door cupboard. A front-facing window fills the room with natural light, creating a bright and comfortable living space.

Double Bedroom

13' 5" x 11' 5" (4.09m x 3.49m)

This spacious double bedroom is beautifully finished with plush carpeting, a designer radiator, and an eye-catching brick feature wall. A skylight and rear-facing window bathe the room in natural light, with peaceful views over the expansive garden.





GROSS INTERNAL AREA
FLOOR 1 94.5 m² FLOOR 2 46.2 m²
TOTAL : 140.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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.

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