



32 Woodville Court, Broxburn

Offers Over **£180,000**





32 Woodville Court

Broxburn

Immaculately presented two bedroom home offering stylish open-plan living, modern kitchen and bathroom, secure low maintenance garden, and private parking. A perfect first time buy or family home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Immaculately presented throughout
- Modern open-plan lounge & kitchen
- Stylish contemporary bathroom
- Secure low-maintenance rear garden
- Dedicated parking space outside the property
- Dream home for first time buyers



Hallway

5' 2" x 6' 2" (1.58m x 1.88m)

A bright and welcoming entrance hallway accessed via a uPVC double glazed front door. Finished with crisp white walls and wood effect flooring, which flows throughout the ground floor. The upper landing provides access to all bedrooms, the family bathroom, and a fully floored loft with a fitted ladder, offering excellent additional storage.

Lounge

21' 4" x 12' 2" (6.50m x 3.70m)

A bright and inviting open plan lounge flowing seamlessly into the kitchen, creating a spacious and sociable living area. Beautifully presented with immaculate décor and wood-effect flooring, the room offers a warm and homely atmosphere. A window overlooks the front of the property, while a glazed door provides direct access to the rear garden. The open plan layout makes this an ideal space for relaxing, entertaining, or spending time with family while meals are being prepared.

Kitchen

Open plan to the lounge, the stylish kitchen has been thoughtfully designed to create a modern and practical living space. Finished with sleek gloss grey units, white Corian worktops, and a black gloss splashback, the curved base units add a contemporary touch. Integrated appliances include an electric hob, oven, extractor hood, and fridge freezer, with additional space for a washing machine. A breakfast bar with pendant lighting provides the perfect spot for casual dining, while a window overlooks the rear garden. The modern gas combi boiler is neatly concealed within a kitchen unit, and a useful understairs cupboard offers excellent additional storage.





Bedroom One

10' 0" x 8' 10" (3.05m x 2.68m)

A bright and well presented double bedroom finished with crisp white walls and a soft cream carpet, creating a clean and relaxing atmosphere. The room benefits from a window overlooking the front of the property, complete with a fitted roller blind, and features a built-in wardrobe, currently utilised as a compact home office. Finished with a white panel effect door and a pendant light fitting. Please note the current light fitting will be replaced with a standard pendant prior to sale.

Bedroom Two

11' 5" x 5' 8" (3.47m x 1.73m)

A beautifully presented bedroom overlooking the rear garden, finished in immaculate condition. The room features attractive dinosaur themed wallpaper, making it an ideal children's bedroom, along with soft cream carpet and a fitted roller blind. There is ample space for a single bed, freestanding wardrobe, and bedside furniture, creating a practical and comfortable space.

Bathroom

5' 10" x 5' 8" (1.79m x 1.73m)

A stylish and contemporary family bathroom finished to a high standard. The room features a spotless white three-piece suite complemented by modern white wall tiles and grey slate effect floor tiles. A mains fed rainfall shower with a separate handheld attachment is positioned over the bath, complete with a glass shower screen. Additional features include a chrome heated towel rail, extractor fan, opaque window for privacy, and a white slatted ceiling with recessed spotlights, creating a bright and modern finish.



GARDEN

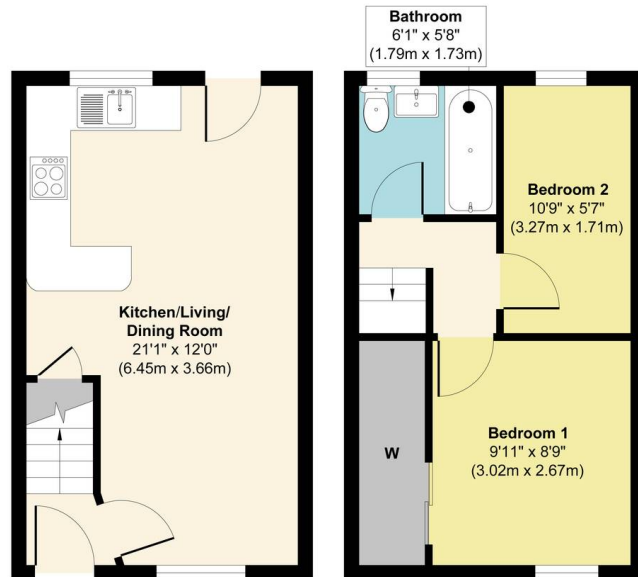
The fully enclosed rear garden is a fantastic, secure outdoor space, bordered by timber fencing for added privacy. Finished with a combination of monoblock paving and decking, it offers a modern, low-maintenance setting that is perfect for relaxing or entertaining. With direct access to the open plan kitchen and lounge, it provides an excellent space for indoor outdoor living and socialising with family and friends. The garden enjoys plenty of sunshine throughout the day and benefits from gated access to the rear path, providing convenient access for bins and general use.

ALLOCATED PARKING

1 Parking Space

The property benefits from a dedicated parking space located directly outside the front door, offering excellent convenience.

32 Woodville Court, Broxburn, EH52 5LR



Ground Floor
Approximate Floor Area

254 sq. ft
(23.60 sq. m)

Approx. Gross Internal Floor Area 508 sq. ft / 47.20 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	77	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales



RE/MAX Estates- Edinburgh

34 South Gyle Crescent, South Gyle - EH12 9EB

0131 278 0508

edinburgh@remax-scotland.homes

www.remax-propertymarketingcentre2.net/

