



38 Joseph Cumming Gardens, Broxburn, West Lothian, EH52 5AN

Tastefully Presented & Spacious, Flexible Four-Bedroom, Detached Family Home

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Property Description



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Approximate Gross Internal Area: (1668 sq ft - 155 sq m.)

Tastefully presented and spacious four-bedroom detached family home with private gardens and an integrated garage. Quiet cul-de-sac setting within a popular and family-friendly residential area of Broxburn, West Lothian.

Bright, flexible accommodation including a living/dining room, kitchen and utility room, four double bedrooms including a principal with en-suite, plus a modern family bathroom and ground-floor WC.

HIVE gas central heating and double glazing throughout.

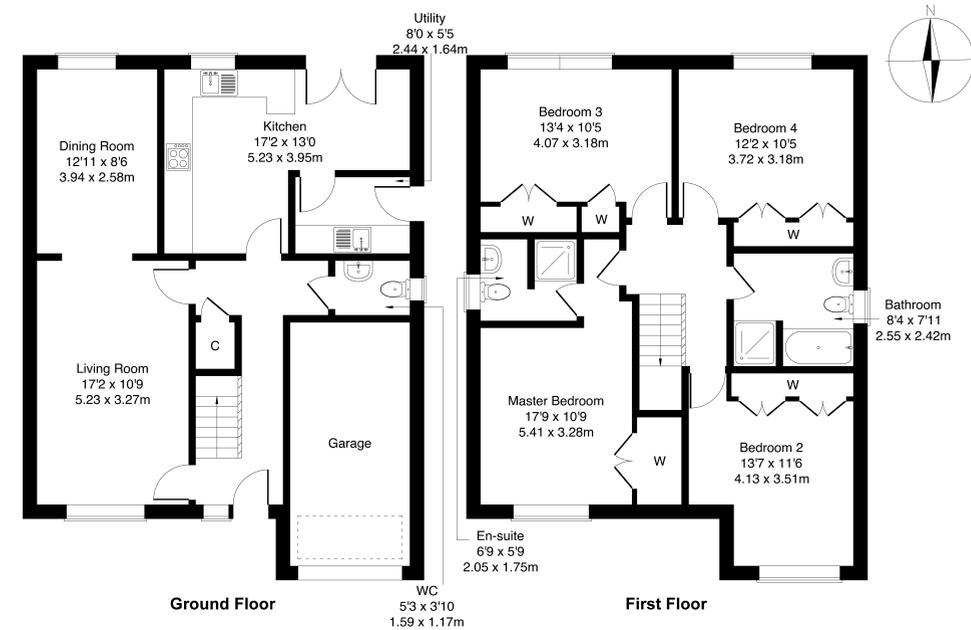
Excellent storage, including fitted wardrobes, loft space and integrated garage with power and lighting. Enclosed rear garden with decked patio, lawn and garden shed.

Mono-block double driveway and additional unrestricted on-street parking with visitor bays.

The welcoming entrance hallway provides access to all ground-floor accommodation and includes useful storage space. The spacious living room offers a comfortable and inviting setting, featuring wood-effect flooring, a central light fitting, a wall-mounted TV point and a large window that fills the room with natural light. The space flows seamlessly into a generously sized dining area, creating an ideal layout for both everyday family living and entertaining. The modern fitted kitchen is well equipped with wood-effect flooring, matching worktops, spotlighting and a sink with drainer. French doors open directly onto the rear garden, allowing excellent natural light and easy access to the outdoor space. Integrated appliances include a fridge/freezer, dishwasher, oven and gas hob with canopy extractor above. A practical utility room is conveniently located just off the kitchen, providing additional storage and laundry space. Completing the ground floor is a useful WC with a built-in storage cupboard beneath the stairs.

Upstairs, the well-proportioned principal bedroom benefits from fitted carpeting, a built-in wardrobe, a wall-mounted TV point and access to a modern en-suite shower room, creating a comfortable private retreat. Bedroom two also includes built-in storage, making it a versatile space suitable for guests, family members or a home office. Two further bedrooms are located on the first floor, with bedroom three featuring two built-in wardrobes and bedroom four benefiting from its own built-in wardrobe, providing excellent storage throughout the sleeping accommodation. Completing the accommodation, the modern three-piece family bathroom features tiled flooring, a stone-effect splashback surround, spotlighting and a shower cubicle, offering a stylish and practical finish.

Externally, the property enjoys a well-maintained enclosed rear garden with a decked patio, lawn and garden shed, providing an ideal outdoor space for relaxing or entertaining. To the front, there is a lawned garden alongside a mono-block double driveway leading to the integrated garage.



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Broxburn is a well-connected commuter town located approximately twelve miles west of Edinburgh, combining a traditional village centre with a range of established and modern residential areas. Local amenities are available along the A899, while nearby retail destinations such as the Gyle Shopping Centre and Livingston Designer Outlet offer an extensive selection of shops, restaurants and entertainment facilities. The town

benefits from excellent schooling, including Broxburn Primary School, Kirkhill Primary School, St Nicholas Roman Catholic Primary School and the highly regarded Broxburn Academy. Regular public transport services operate throughout the area, and excellent road links provide convenient access to Edinburgh, Livingston, Linlithgow and Edinburgh Airport.





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0345 646 0208

sales@mov8realestate.com

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Head Office

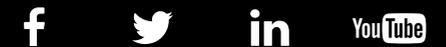
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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