



93 Badger Park, Broxburn, West Lothian, EH52 5GY

Beautifully Presented, Five-Bedroom, Three-Storey, Detached Family Home

Up to date price and viewing info at mov8realestate.com/property

ESPC rightmove [△] Zoopla

Property Description

Beautifully presented and spacious, five-bedroom, three-storey, detached family home, with gardens, a double garage and a driveway. Set 'off-street' in a quiet and desirable cul-de-sac, in an established, factored, residential development in Broxburn, West Lothian.

Comprises halls for each level, a living room, dining room, dining/kitchen, utility room, four double bedrooms, a single bedroom, two en-suites, a family bathroom and a ground-floor WC.

An exceptional family home, offering flexible accommodation in a sought-after, residential development.

Highlights include a high-quality, fitted kitchen, generous bathroom suites, dual-aspect rooms and exceptional, integrated storage. In addition, there are multiple TV points, double glazing, gas central heating and an alarm system.

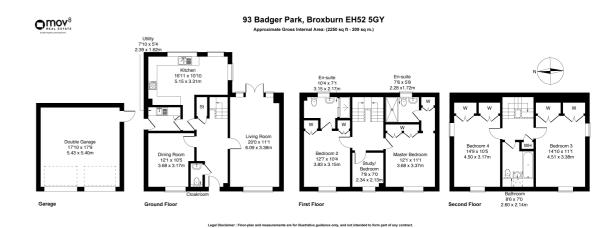
There is a lawn to the front and an enclosed, rear garden, with a lawn and patio, whilst a double garage is set adjacent, with power and light.

The development provides additional visitor parking bays and maintained communal grounds.

A welcoming entrance hall, with storage and a WC, displays the tasteful decor found throughout. On the right, spanning the entire depth of the property, a dual-aspect reception room offers a spacious, versatile floor plan for freestanding lounge furniture whilst, across the hall, a front-facing dining room provides ample space for a family-sized dining table. Set to the rear, a dining/kitchen provides further seated dining space, with views across the rear garden. Fitted with wood-effect units and stone-effect worktops, the kitchen also includes an integrated eye-level double oven, a freestanding fridge and a dishwasher, whilst an adjoining utility room, with garden access, houses a washing machine.

On the first floor, two well-proportioned double bedrooms include integrated wardrobe storage, with each of the bedrooms further enjoying their own ensuite shower room. A single bedroom, currently arranged as a study, offers a good-sized, versatile space, with options for alternative use.

On the second floor, two further double bedrooms benefit from integrated wardrobe storage whilst, completing the accommodation, a bathroom comprises a three-piece suite.



Area Description

Broxburn is a popular commuter town, located 12 miles west of Edinburgh, with a traditional stone-built village centre and high street, combined with modern residential developments. Local shopping and amenities are available along the main street A899, whilst Edinburgh's Gyle and Livingston retail centres offer major high-street names and restaurants. Broxburn has four schools including

Broxburn Primary, Kirkhill Primary, St. Nicholas Roman Catholic Primary and the highly regarded Broxburn Academy. Regular bus services are available for travel throughout the area, and Broxburn has good direct road links to Edinburgh, Livingston, Linlithgow and Edinburgh Airport, whilst nearby Uphall railway station provides rail connections to Edinburgh, Livingston and Glasgow.









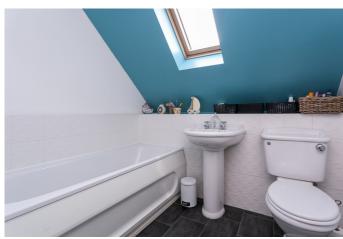
















Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors









These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.