



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

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

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# 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.

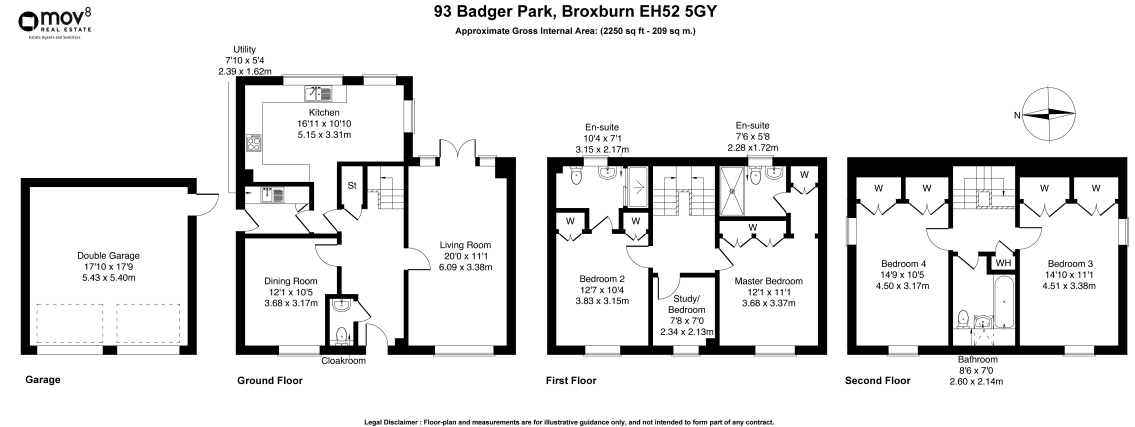
There is a lawn to the front and an enclosed, rear garden, with a lawn and patio, whilst a double garage is set adjacent, with power and light.

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 en-suite 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.





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