



9 Cardross Crescent, Broxburn, West Lothian, EH52 6JD

Well-Presented & Proportioned, Two-Bedroom, Lower Villa with Gardens & Driveway

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Property Description

Well-presented and proportioned, two-bedroom, traditional lower villa with generous private gardens incorporating a driveway. Located in a quiet and established residential area of Broxburn, in West Lothian.

Comprises an entrance hall, living/dining room, kitchen, two bedrooms, and a shower room.

Highlights include a stylish fitted kitchen with luxury stone worktops and appliances, and a contemporary bathroom suite. Additionally, the property features gas central heating, a modern fitted wardrobe in the principal bedroom and updated internal and main doors.

Externally, there is a large enclosed patio garden to the rear, whilst the front features an enclosed mono-blocked garden offering a double driveway.

A welcoming entrance hallway provides access to the majority of the accommodation and benefits from a convenient storage cupboard. Positioned to the front of the property, the bright and spacious living room features light décor, wood-effect flooring and a wall-mounted TV point. Set off the living room, to the rear, bedroom two is presented in light décor with wood-effect flooring.

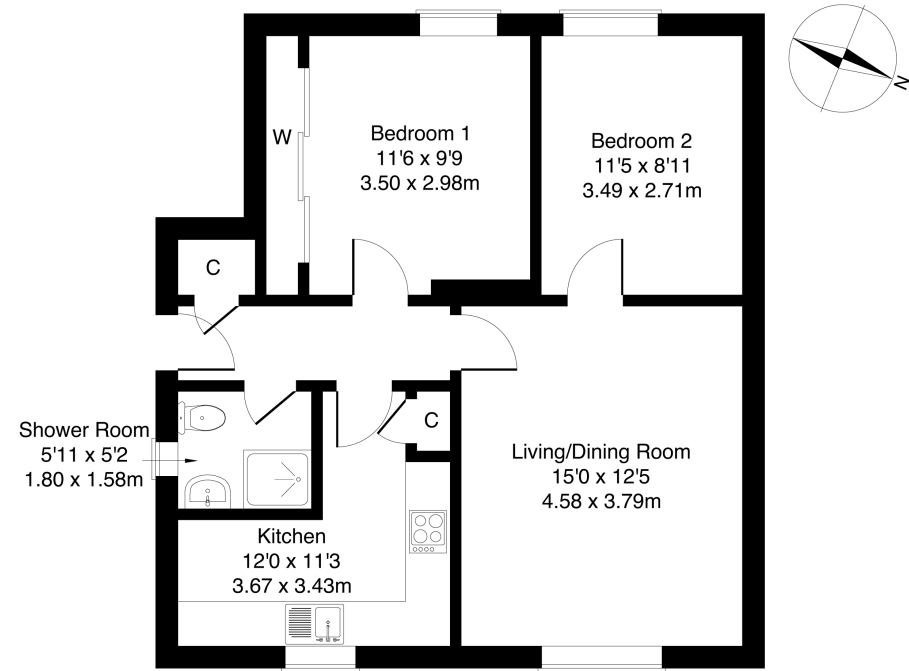
The stylish kitchen is positioned at the front of the property and has been fully finished to a high standard, featuring contemporary gloss units, luxurious stone worktops and a tiled surround. A range of integrated appliances includes an eye-level oven and microwave/grill, induction hob and fridge/freezer, complemented by a freestanding washing machine.

The main bedroom is situated to the rear, adjacent to bedroom two, and benefits from a newly fitted built-in wardrobe including a mirror. The room is presented in light décor and provides ample space for additional freestanding furniture. Completing the accommodation is a fully finished, well-appointed bathroom featuring a modern three-piece suite with a rainfall shower over the bath, full-height tiled splash walls and a ladder-style radiator.



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Approximate Gross Internal Area: (635 sq ft - 59 sq m.)



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 twelve miles west of Edinburgh, blending a traditional stone-built village centre and high street with a variety of established and modern residential areas. Local shopping and everyday amenities are focused along the A899, while larger retail destinations such as Edinburgh's Gyle Centre and Livingston Designer Outlet offer an extensive choice of major brands, dining venues and

The town is served by four schools, including Broxburn Primary, Kirkhill Primary, St Nicholas Roman Catholic Primary and the highly regarded Broxburn Academy. Public transport is frequent, with regular bus services connecting the area to surrounding towns, and direct road links providing easy access to Edinburgh, Livingston, Linlithgow and Edinburgh Airport.





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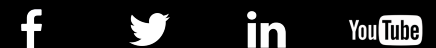
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