



22 Poynters Road
BROXBURN | WEST LOTHIAN | EH52 5ED


warners
solicitors & estate agents



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Bright and airy four bedroom detached villa forming part of Bellway Homes' Chandlers Way development, in a popular and convenient part of West Lothian, well placed for super amenities and road links. This ideal family home enjoys an enviable corner plot position on the development and provides particularly spacious and light filled living space, contemporary interior, driveway and garage, private front and enclosed rear garden, laid to lawn with patio area and comprises:-

- Welcoming entrance hallway
- Spacious front facing living room
- Well appointed modern dining kitchen with sleek central island and French doors
- to rear garden
- Utility room giving access to rear garden
- Downstairs WC
- Principal bedroom with built-in wardrobes and stylish en-suite shower room
- Three further double bedrooms all with fitted wardrobes
- Family bathroom with shower over bath
- Gas central heating and double glazing
- Fantastic storage options including partially floored attic
- Beautifully enclosed rear garden, laid to lawn and featuring a large decked seating area and raised planters, ideal for alfresco dining
- Attractively landscaped front garden
- Garage and driveway, with electric vehicle charging point

Energy Rating C. Council tax band F.

There is a factor fee of approximately £100 per year.

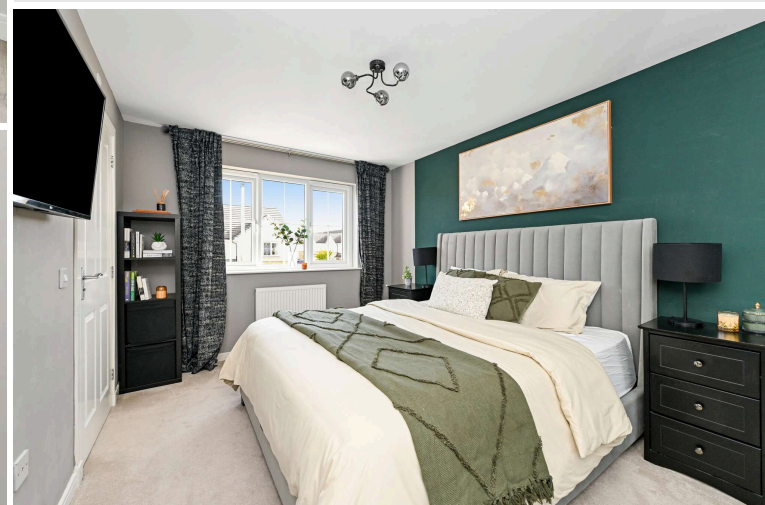
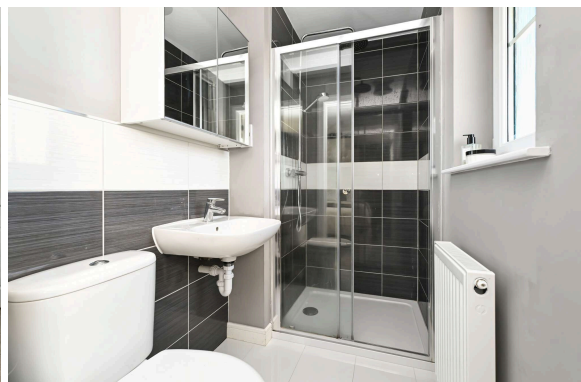
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

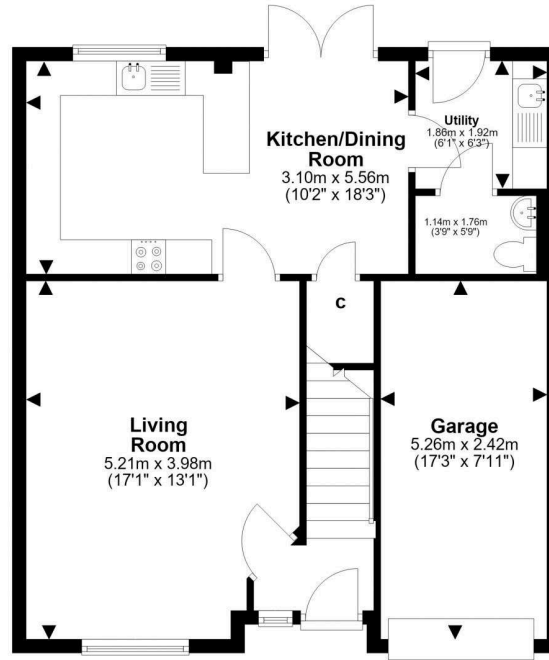


Included in the sale will be the fitted blinds and integrated kitchen appliances.

Situated approximately 12 miles west of Edinburgh, the small West Lothian town of Broxburn is a thriving community served by an excellent range of local amenities. The bustling high street boasts a wide variety of shops, supermarkets, cafes, pubs, and restaurants, with further retail and leisure facilities available in nearby Livingston. Broxburn enjoys an excellent range of state and independent schooling, with early years and primary education provided at the local primary schools Kirkhill, Broxburn and St Nicholas RC, followed by secondary education at Broxburn Academy and St Margaret's Academy. Surrounded by miles of beautiful countryside, Broxburn is an ideal base to explore all the sports and leisure facilities available in and around West Lothian.

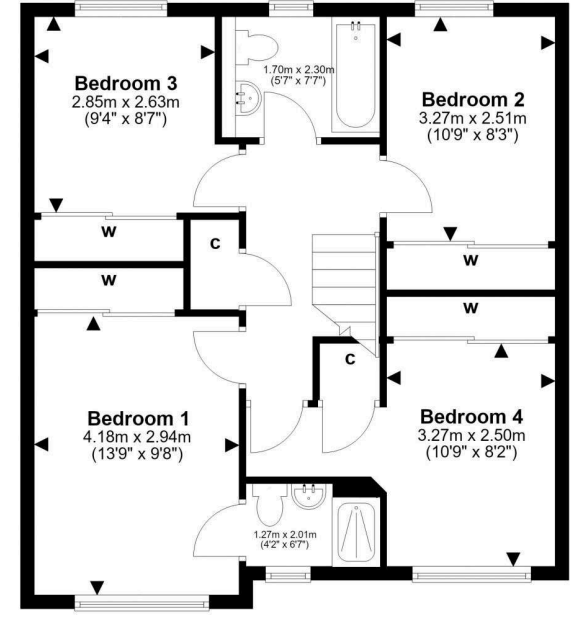
Whether a relaxed round of golf at one of the many golf courses, or an adrenaline-pumping session at the Edinburgh International Climbing Arena at nearby Ratho, there is something for everyone. Country sports and outdoor pursuits are well catered for at Polkemmet, Almondell & Calderwood and Beecraigs country parks, plus great cycling and hillwalking opportunities are just a short drive away in the Pentland Hills. The town is increasingly popular with commuters thanks to its easy access to the M8 and M9 motorway networks, proximity to Edinburgh airport and excellent public transport links including frequent high-speed rail connections to Edinburgh and Glasgow.





Ground Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



First Floor