



**26 Badger Meadows, Broxburn, West Lothian EH52 5TD**  
**Offers Over £265,000**



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**\*\*\* VIRTUAL TOUR AND ACCOMPANIED VIEWINGS AVAILABLE \*\*\***

**Knight Bain are delighted to offer to the market this superb detached villa situated within the sought after Waterside Development of Broxburn in West Lothian, an ideal commuter base for Edinburgh, Glasgow and further afield. This delightful home would make an excellent purchase for the growing family and is presented in true move-in condition meriting internal viewing to be fully appreciated.**





## Accommodation

The Reception Hall is bright and welcoming and has two cupboards. To the left the Lounge has a front facing bay window and window to the side all fitted with window shutters, a focal point fireplace with a wood burning effect fire and laminate flooring. Converted from the original garage, the Family Room offers an open plan flow through to the Kitchen which includes space for dining. The stunning, refitted Kitchen offers a wealth of base and wall mounted units, a five burner gas hob, double oven, dish washer and fridge freezer. A window overlooks the rear whilst patio doors from the dining area lead out to the garden. The Utility Room provides space for a washing machine and tumble drier and a door to the side leads to the garden. Completing the downstairs accommodation is the luxuriously re-fitted, Cloakroom. Upstairs, the landing gives access to all rooms and has a cupboard housing the water tank, a side facing window and access hatch to the attic. Bedroom One is very well proportioned and features fitted wardrobes and two additional cupboards. A door opens through to the En-Suite which comprises wash-hand basin, wc , shower enclosure and window to the front. Three further good sized Bedrooms. The Bathroom has also been tastefully re-fitted.

Externally, the Front Garden is laid to lawn and there is a Driveway suitable for parking several cars. Visitor Parking is available adjacent to the property. The Rear Garden is fully enclosed, largely laid to lawn and includes a large garden shed.

## Location

The property is quietly located off the Main Street within walking distance of local amenities including schools, shops and the newly opened supermarket. Broxburn is well placed for commuting with easy access to the M8/M9 motorway network for travel throughout the central belt and beyond. Local buses link up the surrounding towns and villages whilst the railway station in nearby Uphall Station provides a regular service to both Edinburgh and Glasgow. Edinburgh Airport is within easy reach. Further shopping and recreational facilities are available in nearby Livingston, where The Centre, The Elements and the Designer Outlet have many high street stores, restaurants, a health club and a multi screen cinema. Alternatively, The Gyle Centre in Edinburgh is a short drive away.

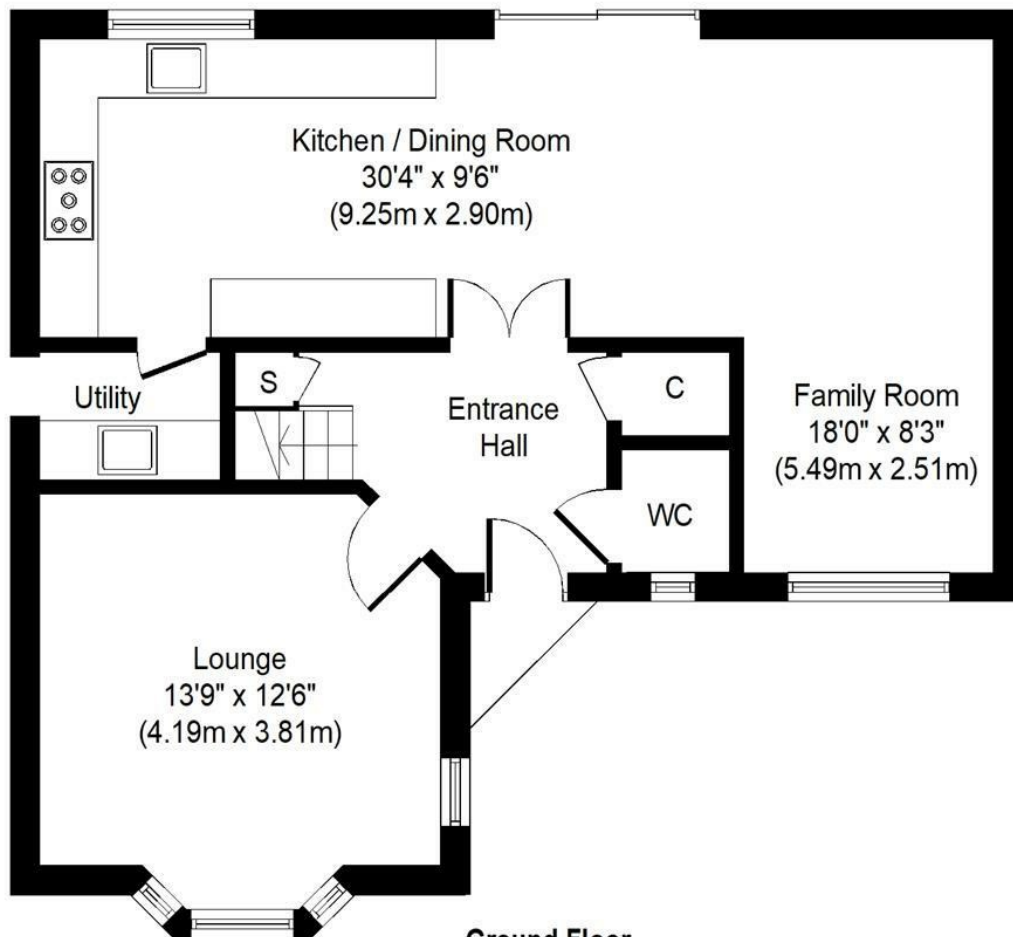




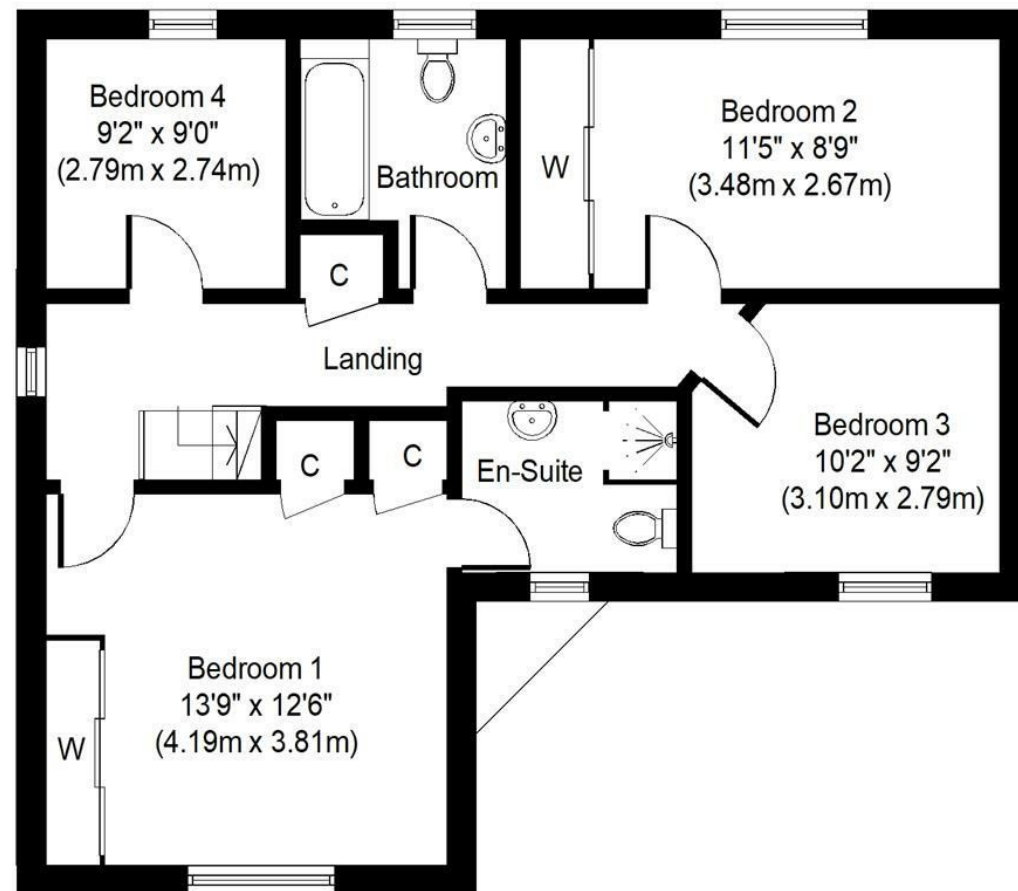








**Ground Floor**  
**Approximate Floor Area**  
**721 Sq. ft.**  
**(67.0 Sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**708 Sq. ft.**  
**(65.8 Sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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