



Caesar & Howie
The Central Scotland Law Group

**44 Badger Park,
Broxburn
EH52 5GZ
Fixed Price £270,000
£10,000 Below Home Report**



Early viewing is highly recommended of this bright and well presented executive detached villa, which is set on an excellent plot, with enclosed south facing garden and open aspect to front. It will make a superb family home and is well placed for schools, amenities and commuting. Early/flexible entry is also available. Comprises entrance hall, W.C., living room, spacious fitted kitchen, utility, dining room, open plan to large feature sun room and on the upper floor, large master bedroom with solid hardwood flooring and en-suite, three further double bedrooms and bathroom. There is also a single garage, attractive enclosed garden to rear, driveway and alarm system. The location is excellent for Edinburgh commuting via the A89 there is easy access to the town centre amenities and rail services at nearby Uphall Station.

- Entrance hall & W.C.
- Living room
- Dining room & large sun room
- Fitted kitchen & Utility
- Four double bedrooms (master en-suite)
- Family bathroom
- Garage, gardens and driveway
- Energy Efficiency Rating: C

Caesar & Howie Solicitors, 107 Almondvale Centre, Livingston. EH54 6QT

Tel.: 01506 435306 Fax: 01506 448301

Website: www.caesar-howie.co.uk Email: kj@caesar-howie.co.uk



Ground Floor



First Floor

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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Council Tax Band

Band F

Viewing

Strictly by appointment through Caesar & Howie on 01506 435306 or email kj@caesar-howie.co.uk

Extras

All fitted carpets and floor coverings, curtains, blinds, hob, oven, extractor hood, washing machine, dishwasher, tumble dryer and light fittings. Freezer in garage. Other items available by separate negotiation. Please note that no warranty is given with kitchen appliances.

Offers

Please submit to- The Property and Mortgage Centre, Caesar & Howie, 107 Almondvale Centre, Livingston. EH54 6QT

Whilst the above particulars are believed to be correct they are not warranted and do not form or constitute part of any contract.

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