



KnightBain
estate agents

44 East Main Street
Broxburn
West Lothian
EH52 5AE
www.knightbain.co.uk

16 Badger Court

Broxburn

West Lothian

EH52 5TA

Fixed Price £129,995



Beth Anderson and KnightBain Estate Agents are pleased to present to the market this modern three bedroom terraced property, which is situated within the desirable Waterside Meadows development. Badger Court is situated within the heart of Broxburn and is well placed for all local amenities.

The property comprises

Entrance Hall	Lounge	Dining Kitchen
Master Bedroom	Bedroom 2	Bedroom 3
Family Bathroom		

The property further benefits from double glazing, gas central heating, allocated parking with additional visitor spaces also front and rear garden.



Location

Broxburn is a popular West Lothian town which lies approximately 9 miles west of the centre of Edinburgh. Broxburn enjoys an excellent selection of shops and recreational amenities including a local swimming pool and leisure centre as well as a number of parks. The Almondvale centre, the Designer Outlet Centre and the new Elements Centre are all just a short drive away in the centre of Livingston. It is an ideal location for the commuter with easy access to both Edinburgh and Glasgow via the motorway network. Edinburgh can be accessed by rail from Uphall Station. Both Primary and Secondary schools are within walking distance.

Entrance Hall

Entrance to the property is via a half glazed door, the flooring is laid to laminate that continues throughout the ground floor, a carpeted stair leads to all upper accommodation. Coving and a stainless steel effect light fitting. The door curtain is included in the sale.

Lounge 16'4" x 11'7"

Situated to the front of the property and accessed from the entrance hall, the room has a large window flooding the room with natural light. The curtains and blinds are included in the sale. The flooring is laid to newly fitted high quality laminate flooring. The room also has a stainless steel effect light fitting on a dimmer switch and ceiling coving.



Dining Kitchen 14'9" x 7'10"

Situated to the rear of the property this good sized dining kitchen has a wide range of base and wall mounted units. Neutral splash back tiling and contrasting work surfaces give the room a contemporary feel. Integrated appliances include a stainless steel four burner gas hob, fan assisted electric oven, and extractor fan. One and a half bowl stainless steel sink with chrome mixer taps. A window overlooks the rear garden and a sliding patio door gives access to the patio and garden. The blinds are included in the sale. To the dining end of the room there is a large storage cupboard. Laminate flooring.

Upper Landing

Carpet flooring, chrome light fitting, access to loft via hatch. A large storage cupboard houses water cylinder and ample shelved storage.

Master Bedroom **10'8" x 8'7"**

Situated to the front of the property the room has a window overlooking the front garden, the blinds are included in the sale. The room benefits from a large triple fitted wardrobe. Carpet flooring and a chrome effect light fitting.

Bedroom 2 **11'4" x 8'3"**

A second double bedroom situated to the rear. Carpet flooring and a pendant light. Window with blinds. The triple wardrobe unit is included in the sale.

Bedroom 3 **8'0" x 6'3"**

A window overlooking the rear garden, with blind. Pendant light. Carpet flooring.

Family Bathroom **6'11" x 6'3"**

Situated to the front with a frosted window and blind. The bathroom has a fitted white suite with chrome accessories and taps. An over bath shower with shower curtain. The walls are fully tiled around the bath, shower and to splash back at the sink. Lino flooring. There is also four fitted vanity units providing lots of additional storage.

External

An open plan lawn to the front with a paved path leading to the front door. There is an allocated parking space to the front of the property and extra visitors parking available.

To the rear of the property there is a fully enclosed south west facing rear garden, accessed from the rear gate or from the sliding patio doors. The garden has a raised lawn area with garden shed that will be included in the sale. There is also a good sized paved patio area.

Council Tax Band D

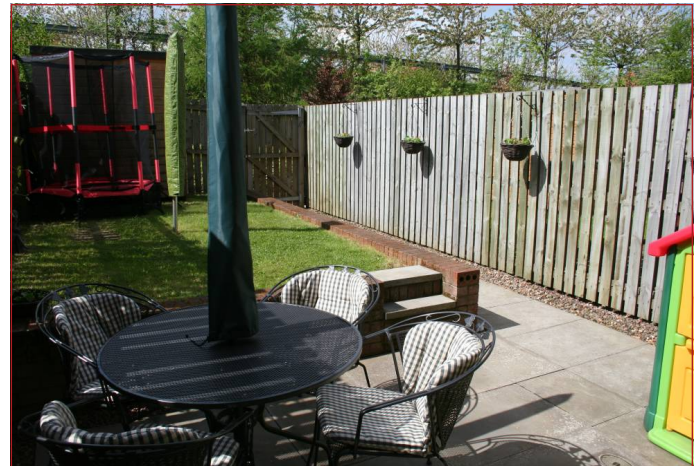
Included in the sale

All floor coverings, light fittings, blinds, curtains in entrance hall and lounge, wardrobe in bedroom 2, vanity units, garden shed.

Viewing

To arrange a viewing or for more information please contact us on **01506 63 53 78** or **07967 344 045** or email **info@knightbain.co.uk**

Viewings available days, evenings and weekends.



These particulars, whilst carefully prepared are not warranted. Prospective purchasers should make their own enquiries to confirm the details of this property.

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