

8 Wilsonville Place, Broxburn

Offers Over **£245,000**

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The town of 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.

Presenting this stylish turn-key three bedroom end terrace house, perfectly situated within a highly desirable development and offering an exceptional standard of contemporary living.

The property welcomes you with a thoughtfully designed entrance hall leading to a spacious and beautifully appointed lounge, ideal for relaxing or entertaining guests. The heart of the home is a modern kitchen and dining area, featuring sleek cabinetry, integrated appliances, and ample space for family meals or gatherings with friends. Upstairs, the accommodation comprises three well-proportioned bedrooms, including a generous primary bedroom that benefits from a luxurious walk-in wardrobe (providing both comfort and convenience). The additional bedrooms are bright and versatile, suitable for family members, guests, or a home office. A stylish family bathroom serves the upper floor, complemented by a downstairs W/C for added practicality.







8 Wilsonville Place

Broxburn

- Stylish Turn-Key Three Bedroom End Terrace House
- Three Bedrooms, With A Generous Primary Bedroom With Walk In Wardrobe
- Beautifully Designed Contemporary Features Throughout
- Stylish Kitchen/Diner
- Situated Within A Highly Desirable Development And Close To Local Amenities
- Family Bathroom And Downstairs W/C
- Fully Enclosed, Landscaped Rear Garden With Play Room
- All 1's On The Home Report
- Allocated Parking
- Great Storage Options Throughout

Stylish three bedroom end terrace in a sought-after development. Features modern kitchen, walk-in wardrobe, allocated parking, and high quality finishes. Close to amenities. Move-in ready.



Ground Floor
Approximate Floor Area
466 sq. ft
(43.32 sq. m)

First Floor
Approximate Floor Area
466 sq. ft
(43.32 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.The measurements should not be relied upon for valuation, transaction and/or funding purposes 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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