

23 Parklands

BROXBURN, WEST LOTHIAN, EH52 5RB



*Discover your dream home in this stunning
three-bedroom semi-detached house*



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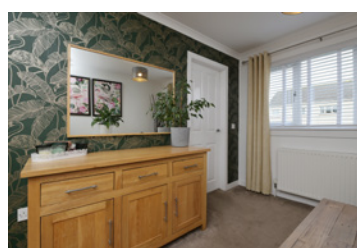
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McEwan Fraser Legal is delighted to present 23 Parklands. This delightful three-bedroom semi-detached house is a beautifully presented property with plenty of charm, modern amenities, and fantastic kerb appeal. Boasting a single garage, private driveway, and landscaped rear garden, this home is ideally suited for modern family living or professionals looking for a stylish, move-in-ready home in a desirable neighbourhood.

As you step inside, a bright and spacious entrance hall welcomes you, complete with a staircase to the upper level and convenient understair storage. This welcoming space sets the tone for the rest of the home, leading into the main living areas where comfort meets style.

THE LIVING ROOM



The living room is a wonderfully inviting space, tastefully decorated and designed with large windows on either side, allowing plenty of natural light to flood in. This room offers ample space for both relaxing and dining, creating a versatile and cosy setting, whether you're unwinding with family or hosting friends.

THE KITCHEN



Flowing seamlessly from the living room, the pristine and modern kitchen impresses with its sleek design and functionality. Equipped with a built-in oven, hob, extractor hood, and integrated dishwasher, this kitchen is thoughtfully laid out with a combination of floor and upper cabinets to provide excellent storage and workspace, all complemented by contemporary ceiling spotlights. Additionally, the kitchen provides direct access to the rear garden, making it ideal for outdoor dining or simply stepping out for a breath of fresh air.





Heading upstairs, you'll find three generously sized bedrooms, each designed to maximise comfort and practicality. All three rooms are spacious and versatile, with ample storage options and a neutral décor that's easy to personalise to suit your style. Completing the upstairs is a stunning family bathroom, decorated with stylish green glass panels. The three-piece suite includes a shower bath with chrome finishes, adding a touch of luxury to this serene space.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



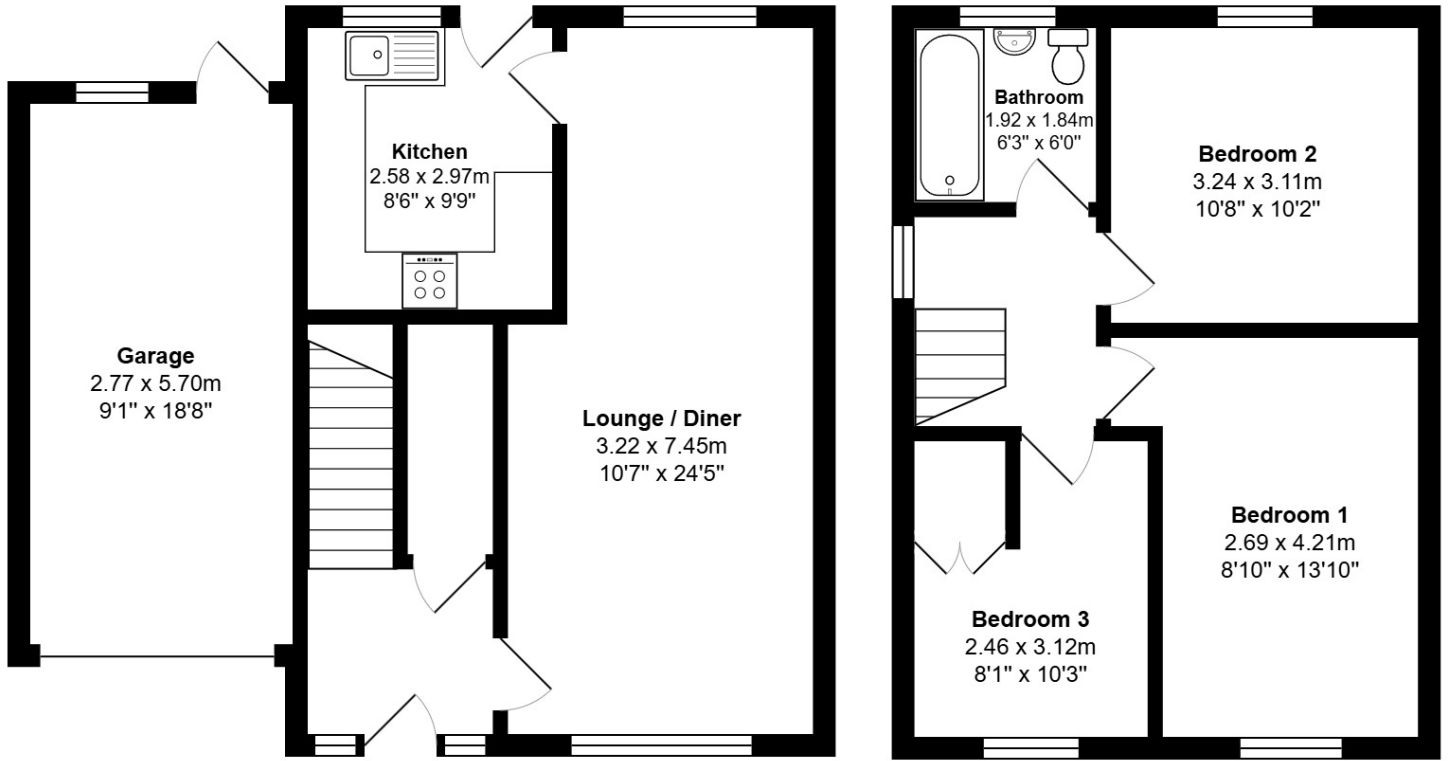
Stepping outside, the property continues to impress. The rear garden is beautifully landscaped, with a patio area perfect for al fresco dining, a well-maintained lawn, and a spacious decking area bordered by decorative gravel. Framed by a stylish black fence, this private outdoor space is perfect for both entertaining and relaxation, offering a little oasis to enjoy throughout the seasons.

In summary, this charming three-bedroom semi-detached home offers the perfect blend of style, comfort, and practicality. With its excellent kerb appeal, modern interiors, and fantastic garden, this property is bound to attract a lot of interest. Early viewing is highly recommended to avoid missing out on this fantastic opportunity!

EXTERNALS

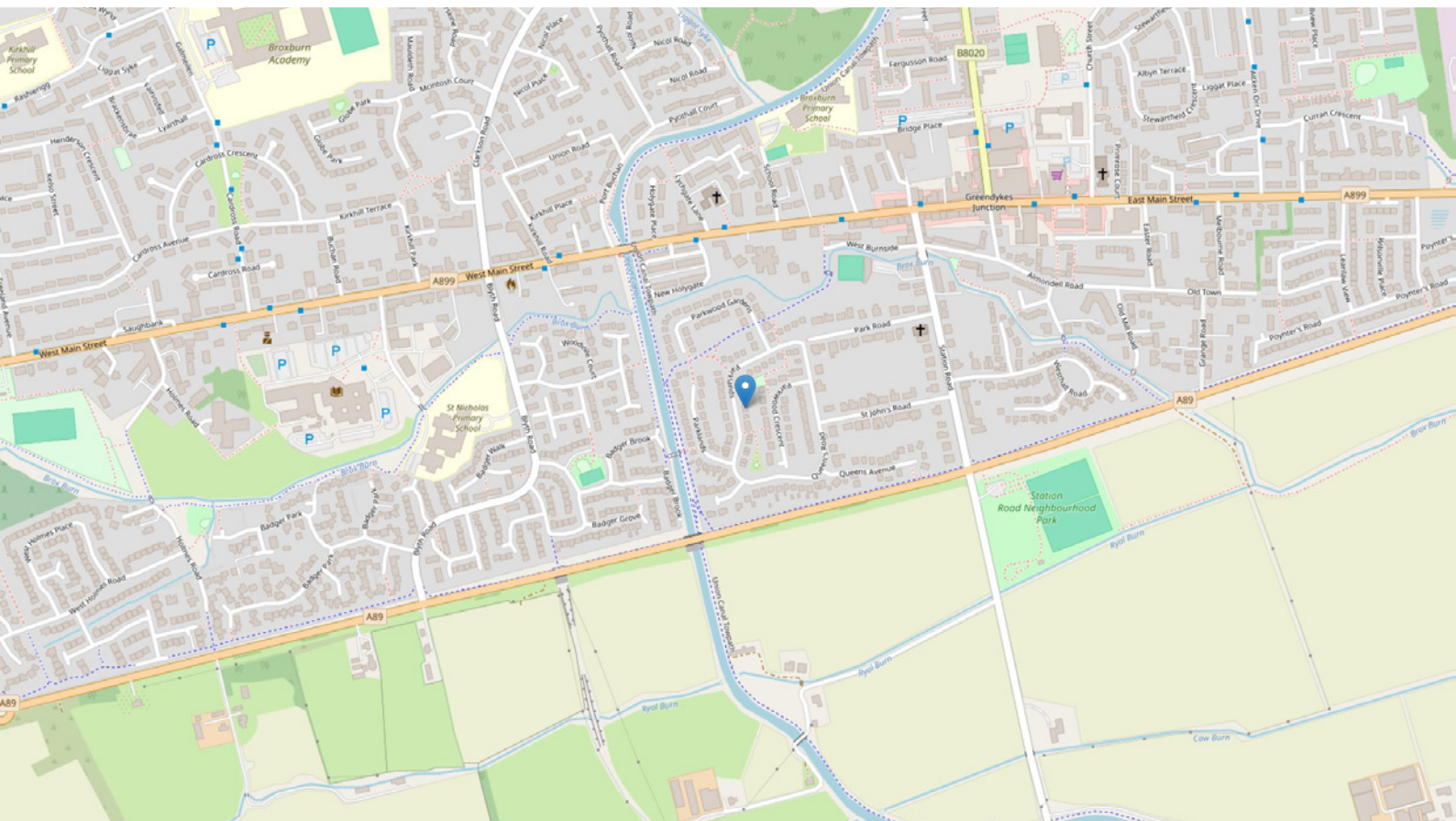


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 78m² | EPC Rating: C



THE LOCATION

Broxburn is a delightful town situated in West Lothian, Scotland, renowned for its perfect blend of modern conveniences and historical charm. Nestled just a short drive from both Edinburgh and Livingston, it offers excellent transport links, making it an ideal location for commuters seeking easy access to the vibrant cities while enjoying the tranquillity of suburban life. The town boasts a wealth of local amenities, including a variety of shops, charming cafes, and essential services, catering to the needs of residents. Families will appreciate the high-quality schools and recreational facilities available, which foster a strong sense of community and provide excellent opportunities for children's education and social development.





Nature lovers will find plenty to enjoy, with nearby parks and beautiful green spaces perfect for leisurely strolls, picnics, or outdoor activities. The picturesque countryside surrounding Broxburn offers stunning landscapes and walking trails, inviting residents to explore the natural beauty of the area.

Broxburn also features a bustling town centre, where a warm community atmosphere thrives. Local events and markets bring residents together, creating a friendly and inviting environment. With its unique combination of convenience, picturesque surroundings, and a strong sense of community, Broxburn is a highly desirable location for anyone seeking a balanced and fulfilling lifestyle.



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