

30 Badger Walk

BROXBURN, WEST LOTHIAN, EH52 5TW



*SPACIOUS 4/5 BED FAMILY HOME WITH
DRIVEWAY AND LOW MAINTENANCE GARDEN IN
SOUGHT AFTER AREA*



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McEwan Fraser Legal is delighted to present 30 Badger Walk to the market. Set within a sought-after residential development in Broxburn, this detached family home offers a generous and versatile layout, designed with modern living in mind. With multiple reception spaces, four bedrooms, a garage conversion and a landscaped rear garden, the property perfectly balances comfort and practicality for family life.

The home opens with a welcoming hallway where there is space to greet guests and store everyday essentials. The kitchen sits to the rear and comes fitted with a range of stylish cabinetry and worktops, providing ample preparation space. A separate utility room keeps laundry and household tasks neatly tucked away.





The adjoining dining room enjoys sliding doors that flow directly into the rear garden, ideal for summer gatherings and family meals. From here, glazed double doors connect into the lounge, a well-proportioned room stretching the depth of the property with windows at both ends filling the space with natural light. Completing this level is a convenient downstairs WC and a converted garage, currently arranged as a fifth bedroom but equally suited for use as a snug, playroom or home office.

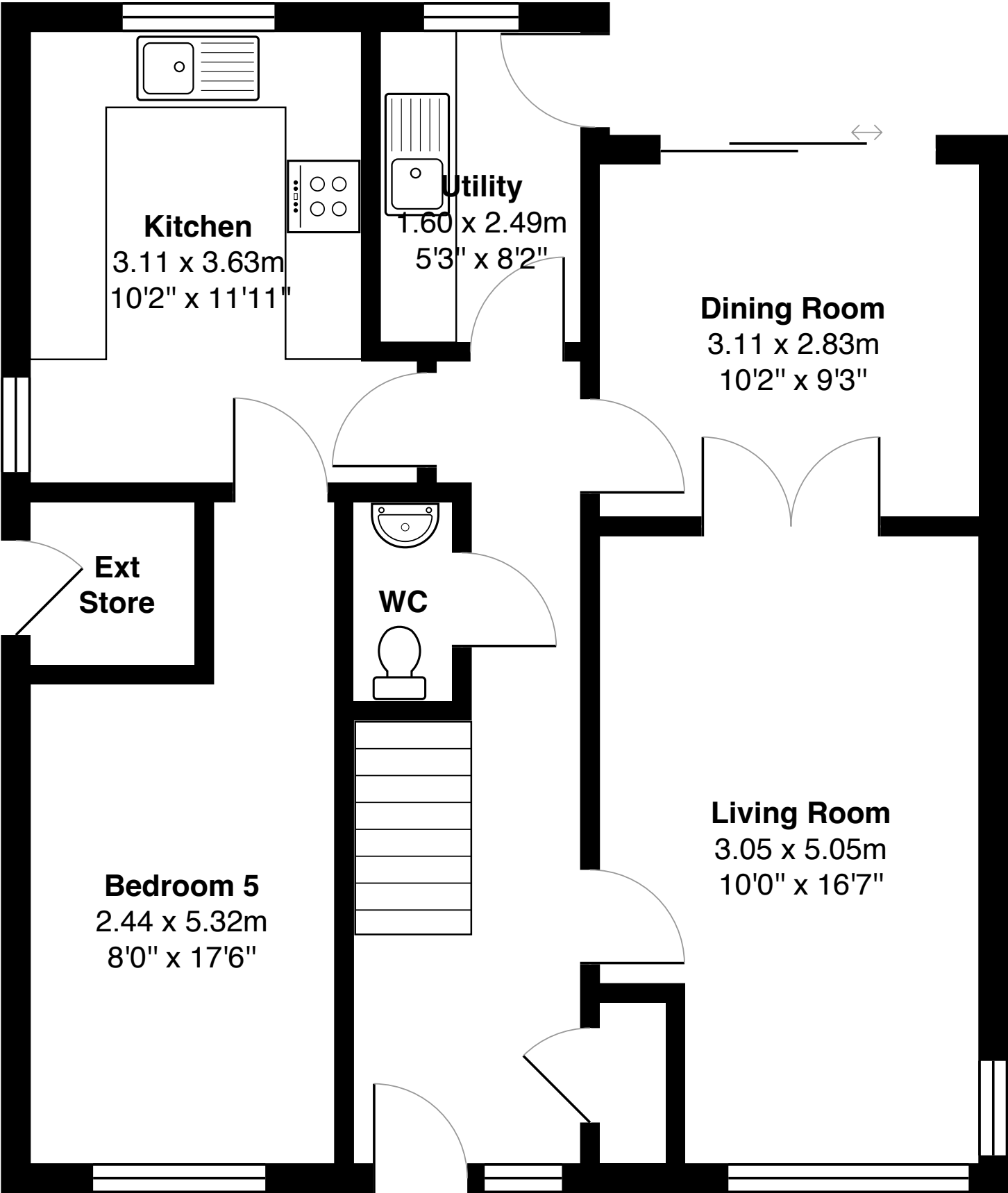




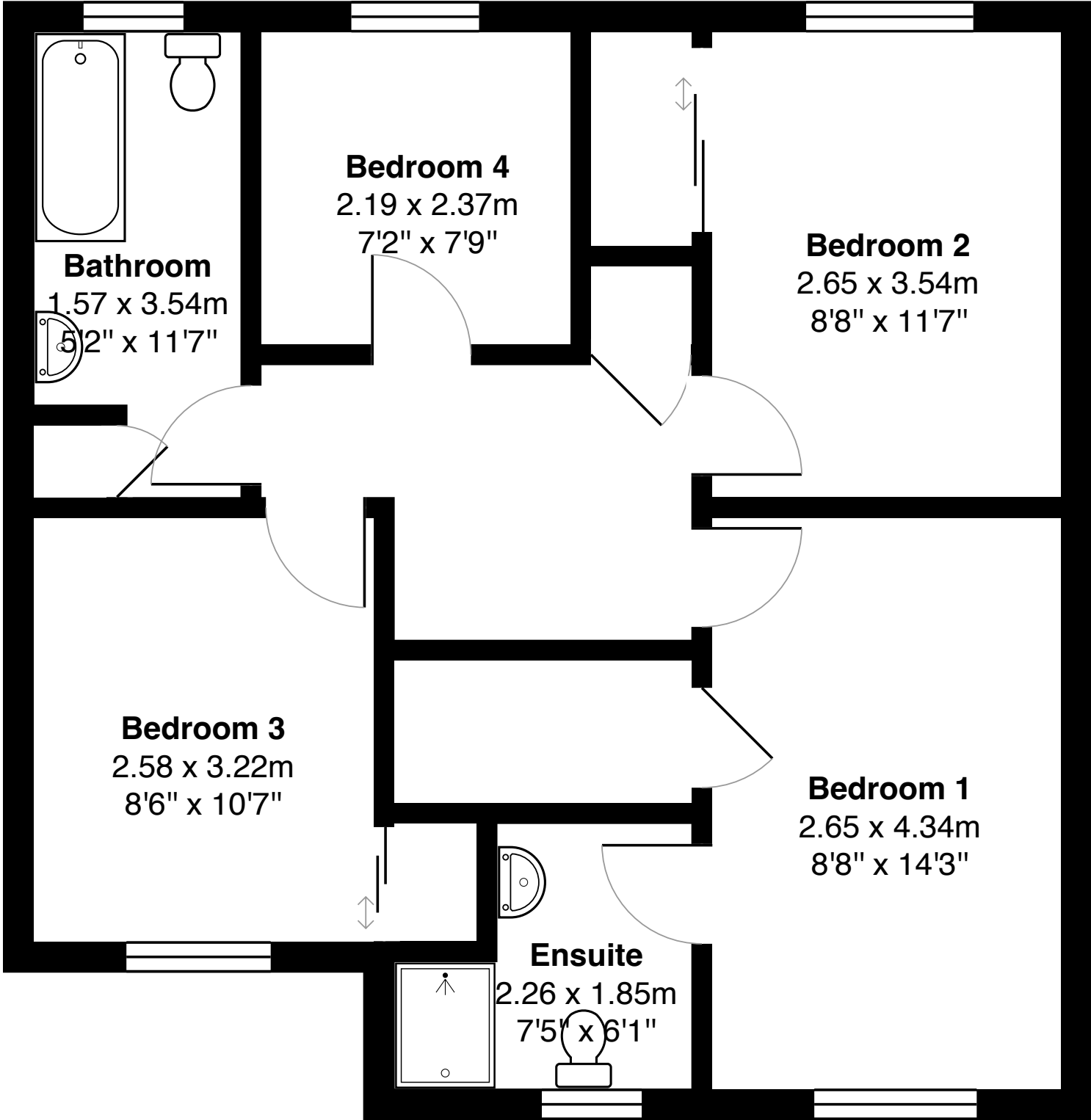
Upstairs, the landing leads to four bedrooms, all of which are well-sized. The principal bedroom benefits from the luxury of its own en-suite shower room, while two further doubles are enhanced with built-in storage solutions. A smaller double adds flexibility, perfect for a nursery, guest room or dedicated study. The accommodation is completed by a fresh family bathroom with three-piece suite.

There is a partially floored attic space that can be accessed via a Ramsey ladder in bedroom 4. The property also offers various storage solutions, including a partially floored attic, ensuring a clutter-free home.





Gross internal floor area (m²): TBCm²
EPC Rating: TBC

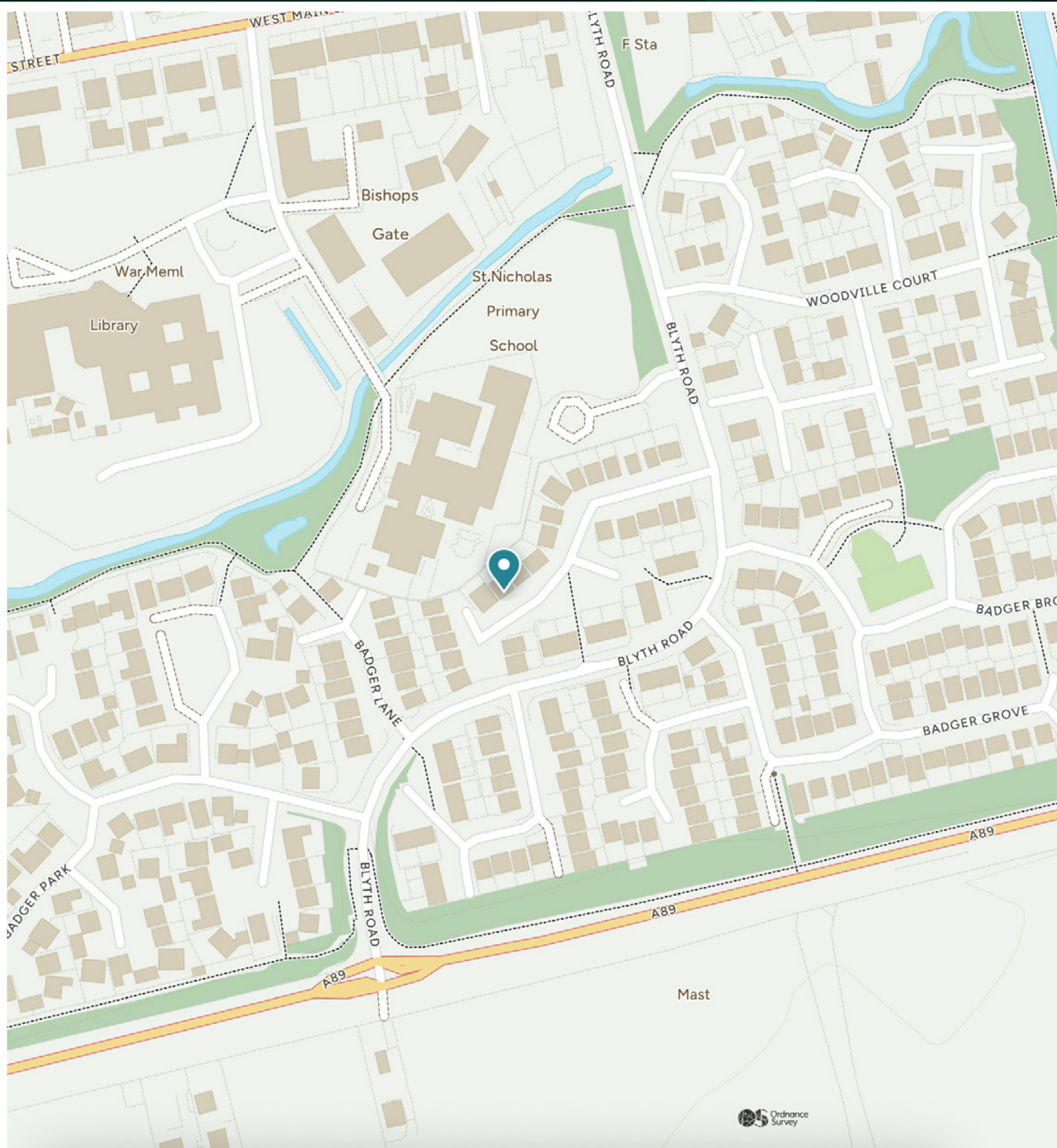




Externally, the property enjoys excellent kerb appeal with a large driveway to the front providing ample off-street parking. To the rear, the enclosed garden has been designed for ease of upkeep and features a mix of patio, decorative stone and seating areas, offering a private and low-maintenance space for both relaxation and entertaining.



Badger Walk forms part of a modern and family-friendly development on the edge of Broxburn, set in a peaceful residential area while remaining close to everyday amenities. Broxburn's bustling town centre is within easy reach, offering a variety of shops, supermarkets, cafés and restaurants, with schooling well provided for at both primary and secondary level. For commuters, Uphall railway station is just a short drive away with direct services into Edinburgh and Glasgow, while the nearby M8 and M9 motorways provide excellent road connections across the central belt. Edinburgh Airport and Newbridge roundabout are both easily accessible, making onward travel particularly convenient. A Starbucks drive-thru sits just minutes away, alongside other retail and leisure facilities, while Almondell & Calderwood Country Park and the Union Canal provide nearby green space for walking, running and cycling.



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