

31 Badger Court

BROXBURN, WEST LoTHIAN, EH52 5TA



*READY TO MOVE IN, BEAUTIFULLY
PRESENTED 4 BED FAMILY HOME*



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McEwan Fraser Legal is delighted to present 31 Badger Court. Set within a peaceful residential cul-de-sac, this immaculately maintained four-bedroom detached home offers the kind of care, presentation and warmth that is immediately felt from the moment you arrive. From the manicured frontage and monoblock driveway to the stylish interiors and landscaped rear garden, the property has clearly been exceptionally well looked after and thoughtfully improved over time.

The entrance hallway sets the tone with soft neutral décor, quality flooring and a bright, welcoming feel that continues throughout the home. The main living room is a fantastic family space, beautifully proportioned and flooded with natural light from the large front-facing window and rear aspect beyond. The room has been finished in calming contemporary tones and centres around an elegant fireplace, creating a space that feels both comfortable and refined for everyday living.

Flowing through from the lounge, the dining room creates a superb entertaining space with ample room for family gatherings, dinner parties or simply day-to-day dining. French doors open directly onto the rear garden, allowing the indoor and outdoor spaces to connect effortlessly during the warmer months.



The kitchen has been designed with practicality in mind while still offering a bright and vibrant atmosphere. Finished with generous worktop space, ample cabinetry and room for appliances, it is a highly functional area for busy family life. The adjoining utility room provides additional storage and laundry space while also offering direct access out to the garden. A ground floor WC completes the lower level.



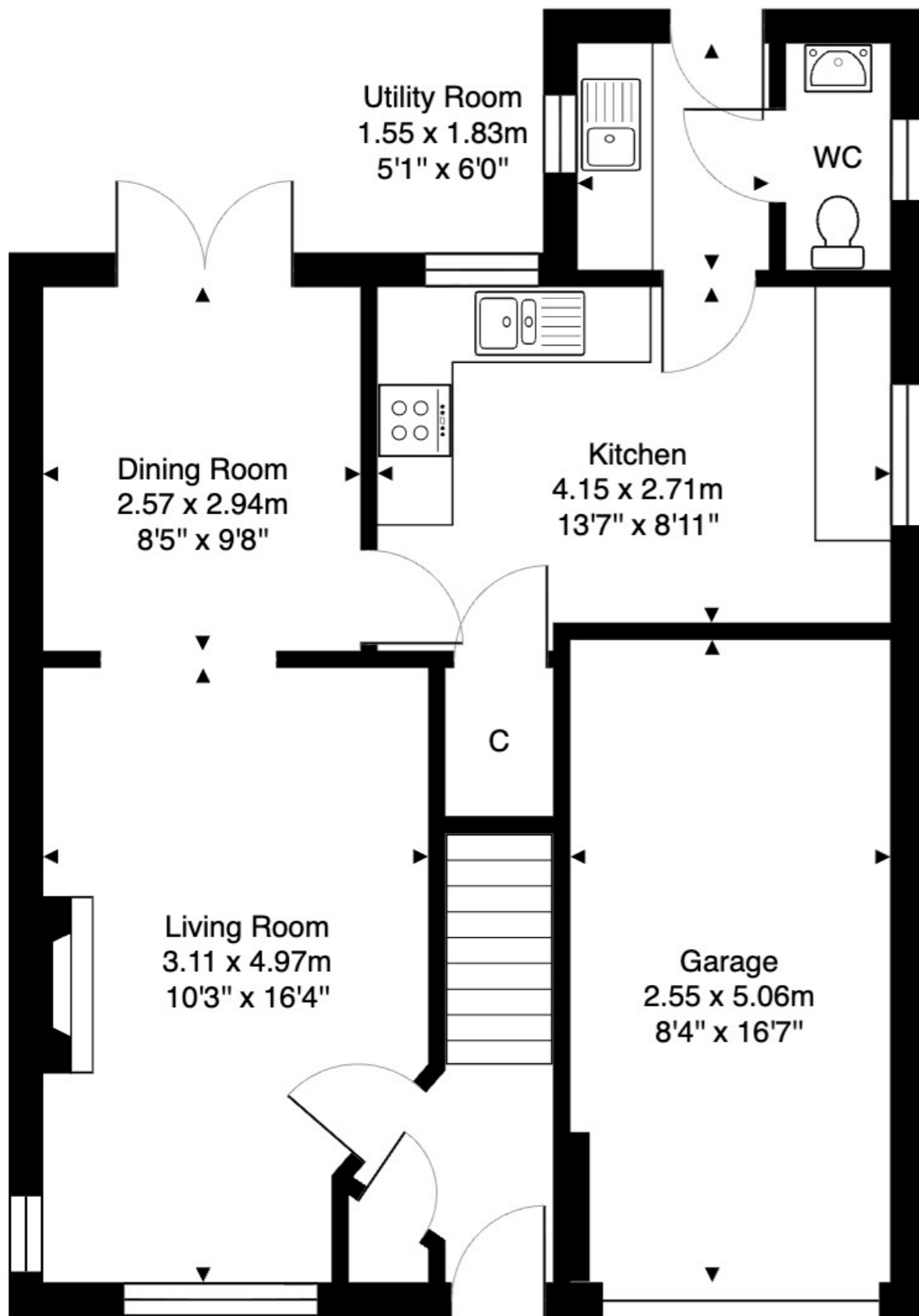
Upstairs, the property continues to impress with four well-proportioned bedrooms and a beautifully maintained upper hallway. The principal bedroom is a particularly relaxing space with integrated storage and the added benefit of a stylish en-suite shower room featuring contemporary tiling and upgraded fittings. The remaining bedrooms are all versatile in their use and would suit families, home working or guest accommodation equally well, with one currently presented as an ideal study space. The main shower room has been upgraded to a high standard with modern fixtures, sleek vanity storage and a large walk-in shower enclosure, giving the home a polished finish throughout.



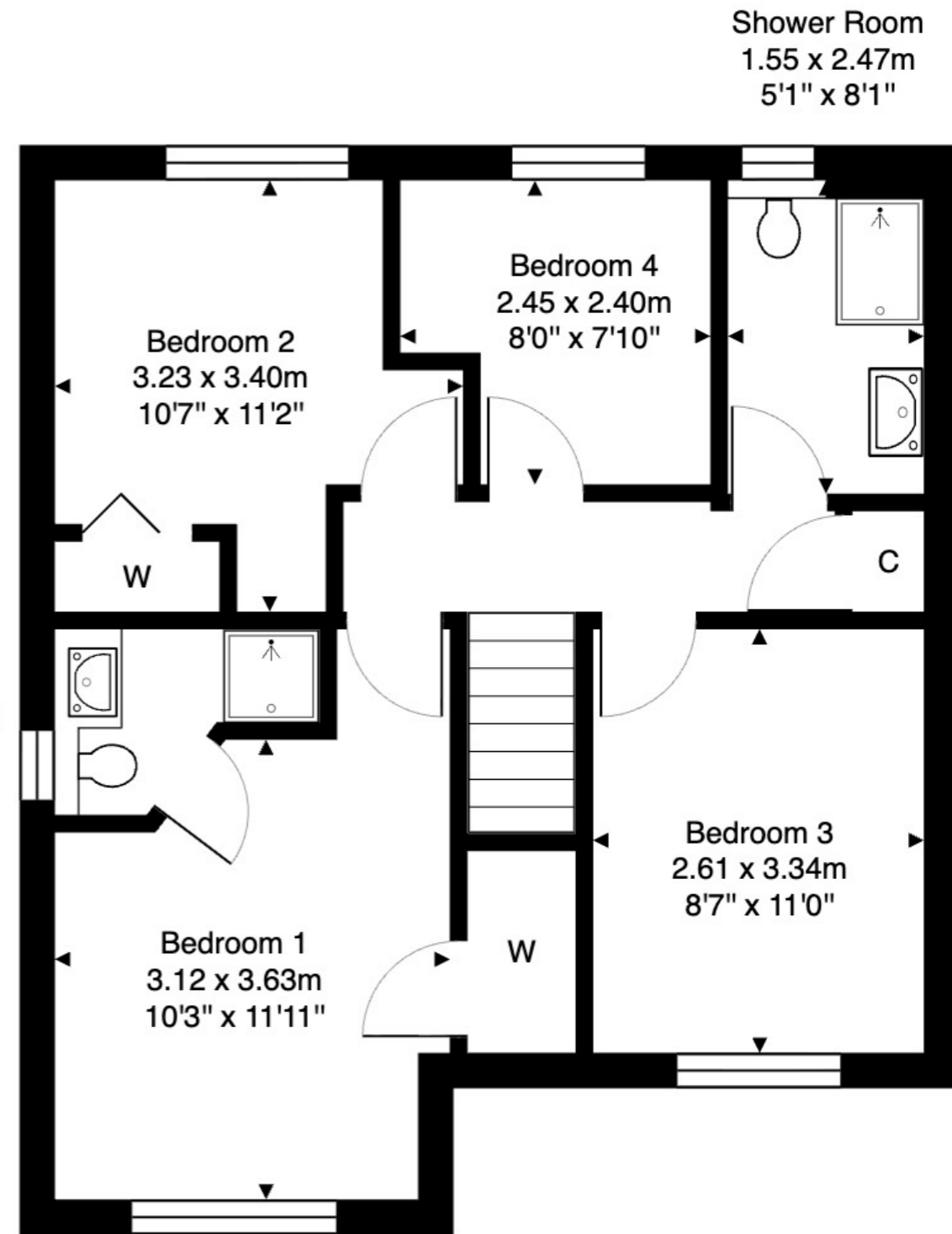


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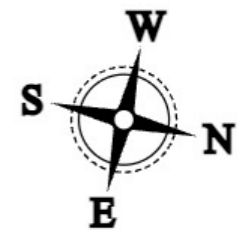
Ground Floor



First Floor

Total Area: 96.2 m² ... 1036 ft² (excluding garage)

All measurements are approximate and for display purposes only.





Externally, the rear garden has been landscaped to create a private and low-maintenance outdoor environment ideal for both entertaining and relaxing. A patio seating area sits directly off the dining space and is further enhanced by a recently added electric canopy, creating a fantastic sheltered outdoor area that can be enjoyed comfortably throughout the day and into the evening. The generous lawn and surrounding planting add colour and softness to the space, while the overall garden enjoys an excellent level of privacy and captures the feeling of a genuine extension of the home during the warmer months. The property further benefits from an integral garage, solar panels, driveway parking, with electric charging and a highly desirable cul-de-sac position within the development.



Badger Court is a modern, family-friendly development on the edge of Broxburn, offering a peaceful setting with excellent connectivity. Broxburn is one of West Lothian's most popular commuter towns, balancing convenience, accessibility, and community. The town centre provides supermarkets, cafés, restaurants, independent shops, and gyms, while nearby Livingston adds retail and leisure at Livingston Designer Outlet and The Centre.

Families benefit from local primary and secondary schools, parks, and recreational facilities. Almondell & Calderwood Country Park and the Union Canal offer walking, running, and cycling routes.

For commuters, Uphall Railway Station (short drive away) provides direct services to Edinburgh and Glasgow. The M8, M9, and Edinburgh City Bypass enable easy travel across the central belt. Edinburgh Airport and Newbridge Roundabout are easily accessible. A Starbucks drive-thru sits minutes away with additional retail and leisure facilities, adding to the location's convenience and popularity.

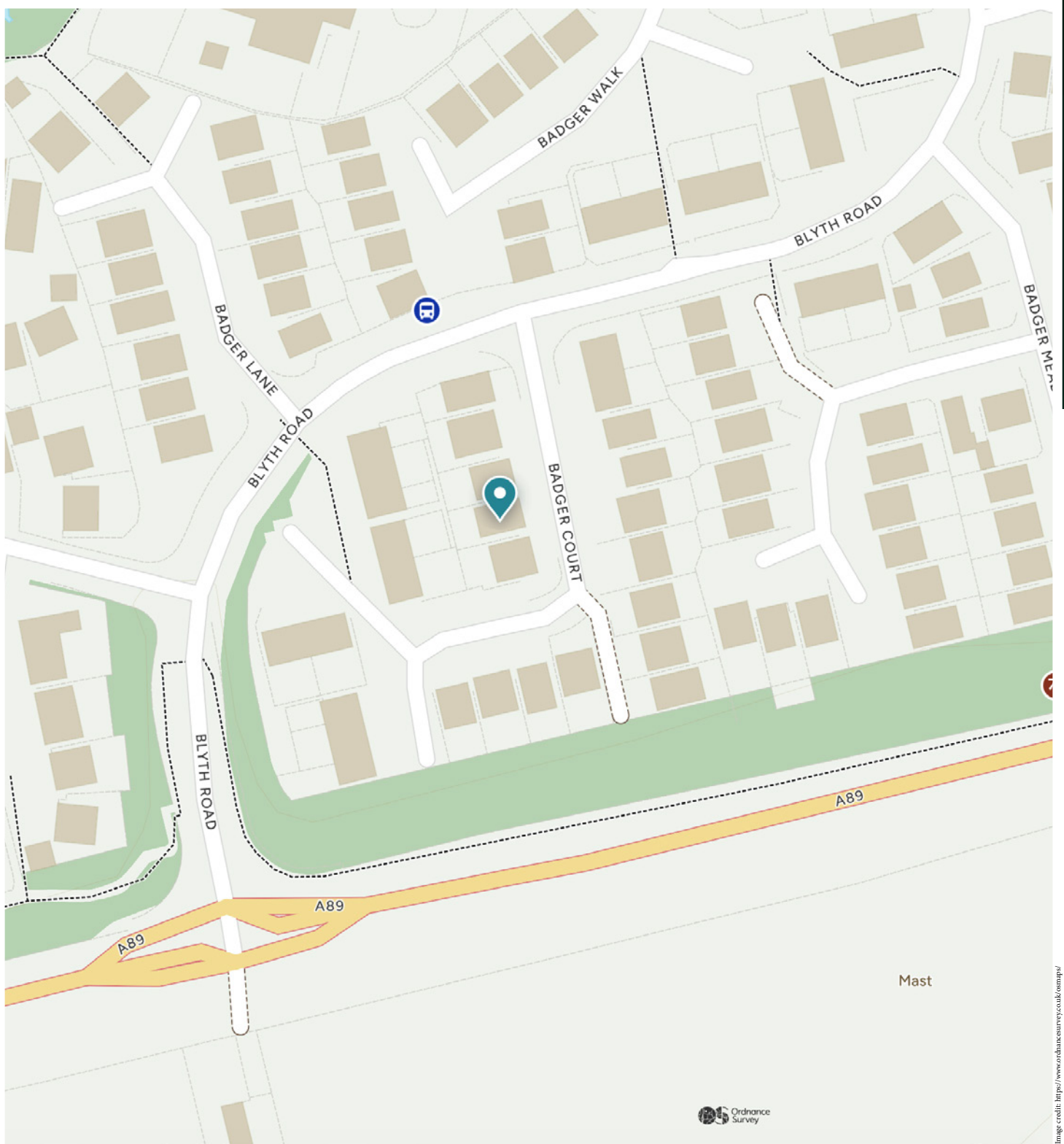


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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