



18 McLeod Street, Broxburn

Broxburn

Offers Over £125,000



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This stylish and immaculately presented three bedroom semi detached bungalow on McLeod Street, Broxburn, offers an impressive combination of generous room proportions, bright contemporary interiors and highly versatile living space. Not only is the property highly desirable but also the market chain free position, the property is presented in excellent condition throughout and should appeal to a wide range of buyers, from families and couples to those looking for comfortable single level living with plenty of space to make their own.

The home has a particularly fresh and inviting feel, with a light, neutral decorative palette running throughout and soft fitted carpeting creating a comfortable, cohesive finish. The generous proportions are immediately apparent on entering, with a spacious reception hallway providing access to the principal rooms and giving the property an appealing sense of openness.

A real highlight is the substantial lounge, an excellent everyday living and entertaining space with ample room for a large suite and additional freestanding furniture. Natural light enhances the room, while the neutral décor and generous floor area provide an ideal blank canvas for a variety of interior styles. The room is currently arranged around an impressive corner sofa and wall mounted television, demonstrating just how comfortably it can accommodate larger scale furnishings without feeling overcrowded.



The kitchen is practical, bright and well proportioned, fitted with an extensive range of wood effect wall and base units complemented by contrasting work surfaces and tiled splashbacks. There is plentiful preparation and storage space, together with room for the usual appliances. A window above the worktop brings in good natural light, while the overall layout offers scope for a future purchaser to personalise or modernise the space further if desired.

All three bedrooms offer excellent versatility, and the generous dimensions are an important feature of the property. The principal bedroom is especially spacious, comfortably accommodating a double bed together with bedside furniture while still retaining plenty of usable floor space. A substantial run of mirrored fitted wardrobes provides excellent storage and also helps reflect light around the room, enhancing its already generous proportions. There is clear scope to create a stylish bedroom retreat with additional furniture such as a dressing table, drawers or occasional seating.

The additional bedrooms further underline the flexibility of the home. One is shown comfortably furnished with a full size bed and freestanding storage, while another is presented unfurnished, making its proportions particularly easy to appreciate. These rooms provide excellent scope for use as children's or guest bedrooms, but could equally lend themselves to a home office, dressing room, hobby space or a combination of uses depending on the purchaser's requirements. Importantly, the bedrooms are fantastic sizes rooms, their practical proportions allow buyers genuine flexibility in how the property is configured over time two spacious double bedrooms, home office or child's play area.

The property also benefits from two well appointed bathroom/shower areas. The main bathroom has a clean contemporary appearance and incorporates a bath with overhead shower, wash hand basin and WC, complemented by contrasting dark splashback and floor finishes. A further en suite shower room provides additional convenience, fitted with a shower enclosure, WC and vanity L style wash hand basin. Having these separate facilities is a particularly useful feature for a three bedroom home and adds to its suitability for family life and visiting guests.





Throughout, the interiors have been carefully maintained and are presented in an attractive, move in-ready condition. The combination of neutral walls, plush carpeting, fitted storage and generous natural light gives the property a smart yet comfortable character, while still leaving sufficient scope for new owners to introduce their own furnishings and decorative touches without the immediate need for extensive work.

Overall, this is special generously proportioned and highly versatile three bedroom semi detached bungalow with stylish, immaculately presented interiors and particularly impressive bedroom and living space. Its flexible layout, useful bathroom facilities and scope to adapt individual rooms to suit changing needs make it a home with broad and lasting appeal. Situated on McLeod Street in Broxburn and offered chain free, it presents an excellent opportunity for purchasers seeking a spacious home that can be enjoyed from the outset while retaining plenty of potential for personalisation in the years ahead.

Home Report Value- £130,000

EPC - D

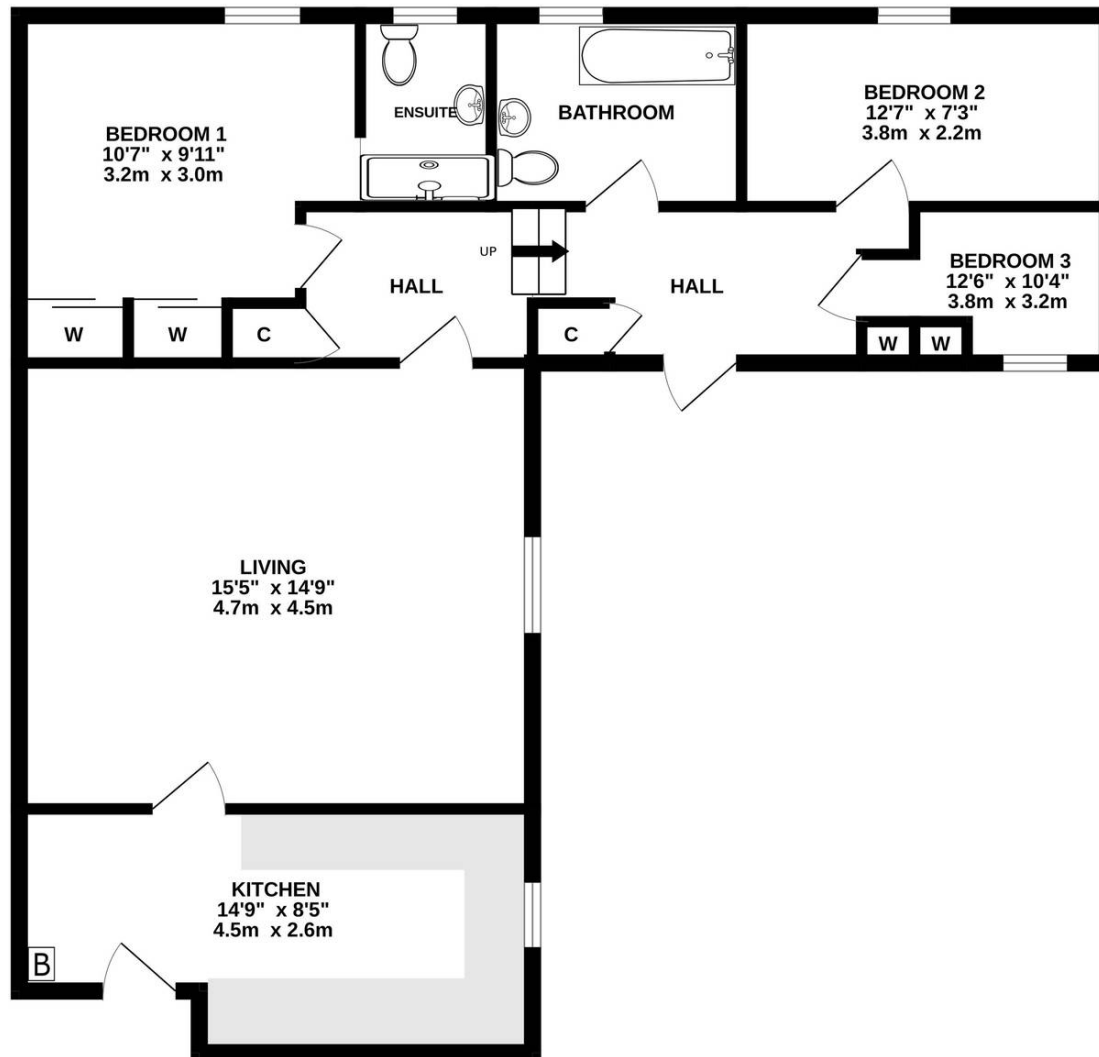
Council Tax Band - B

Square Ft- 969/ 90m²

Some images within this listing have been digitally enhanced or created using AI for illustrative purposes. Prospective buyers are advised to arrange a viewing to confirm the property's actual appearance, condition and features.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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