

Property Connections



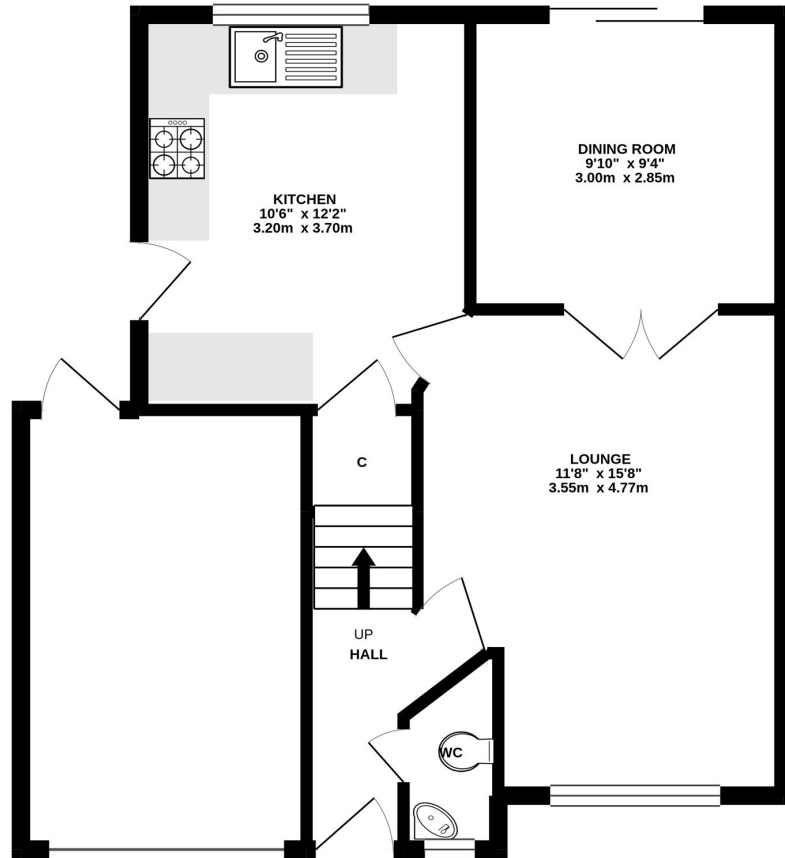
Estate Agent

01506 650 550

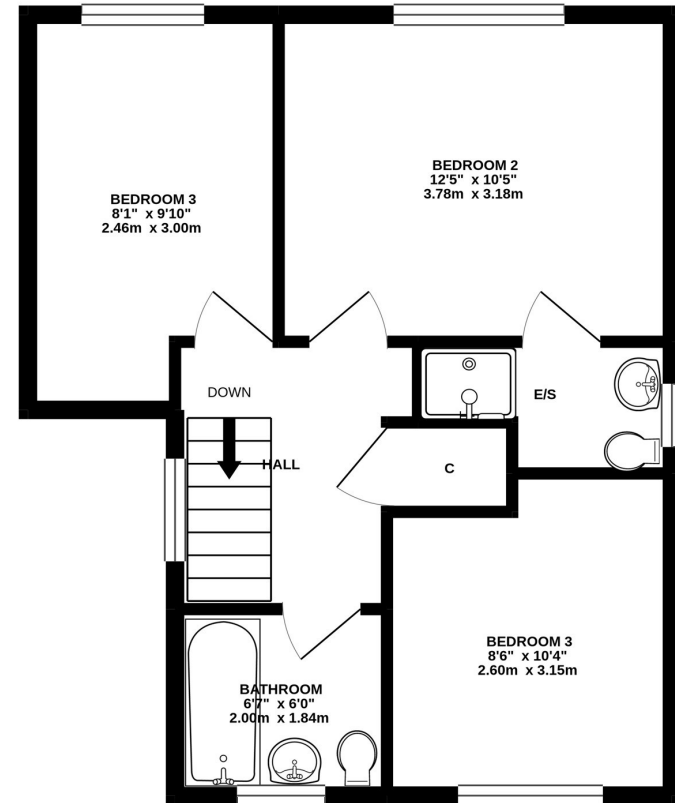


138 Hope Park Gardens, Bathgate

GROUND FLOOR



1ST 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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Perfectly situated in a cul-de-sac location within the ever popular and highly sought after Hope Park Gardens development in Bathgate, this spacious and welcoming family home is sure to attract a high level of interest.

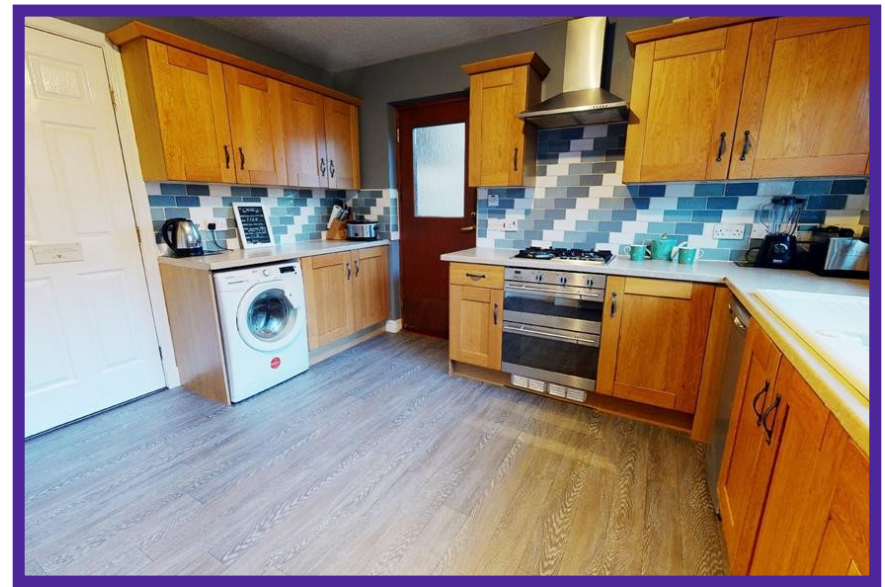
Property Comprises;

Hall, lounge, dining room, kitchen, three bedrooms, family bathroom, en-suite, living level W.C., garage, garden and driveway.

Entrance hall offers carpet flooring and gives access to the lounge, W.C. and stairway to the upper level.

Looking over the southerly aspect the lounge is an excellent size and boasts laminate flooring, contrasting décor and French doors which access the dining room giving this space a wonderful open plan feel. Separate door to kitchen.





The kitchen offers an excellent selection of base and wall mounted units with contrasting worktops, slate effect flooring and integrated appliances which include a gas hob, oven and space is provided for additional appliances.

Dining room is a great size with laminate flooring, stylish décor and patio doors which access the rear garden providing a degree of connectivity to the outside space.





Stairway to upper level is carpeted.

Bedroom one is double in size with sleek décor, carpet flooring and en-suite which comprises of a W.C., wash hand basin and shower enclosure with electric shower.





Bedrooms two and three are double rooms with carpet flooring, contrasting décor and recessed storage.

Contemporary family bathroom is complete with a three piece suite which includes a bath with mains fed shower over, W.C., wash hand basin and striking ceramic tiling.





External

The rear garden offers a paved terrace which is perfect for dining and entertaining in the summer months with the remainder being mostly laid to lawn. There is a fabulous hot tub which will also form part of the sale of the property. The driveway to the front leads to the garage.

Extras

All blinds, light fittings, floor coverings and Hot tub are included in the sale.



Whilst the above particulars are believed to be correct, they are not warranted and do not form part of any contract.