

# Property Connections



**Estate Agent**

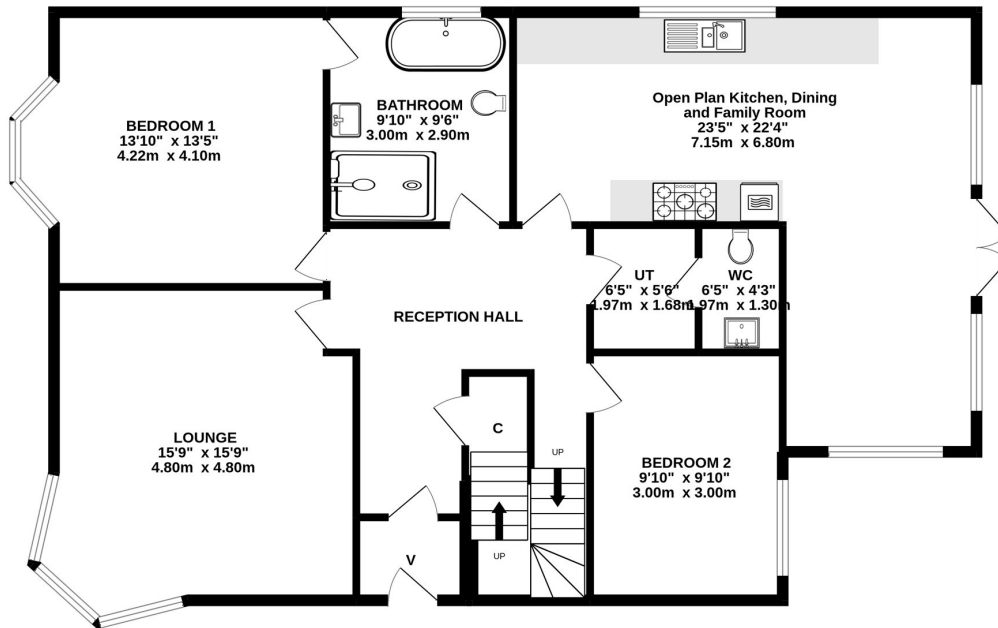
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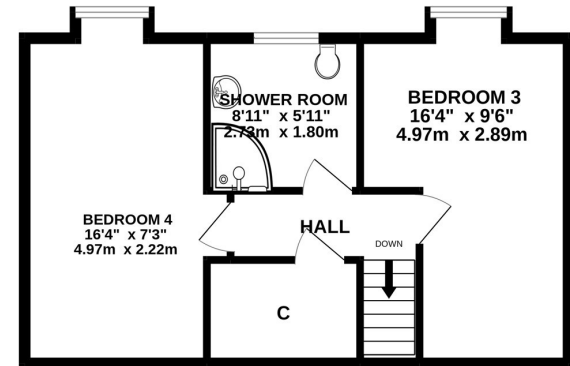
**Rowallan, 1 Atholl Place, Bathgate**

# Floor Plan

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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Niall McCabe & Property Connections are thrilled to welcome to the market this extremely unique & seldom available 4 bedroom detached period villa. Offering spacious room sizes and fabulous ceiling height, yet ultra-modern décor and chic finishes, this imposing family home certainly has it all. Located on one of Bathgate's most highly regarded streets, this property is ideally located and has all the town has to offer right on its doorstep.

Offering light, expansive and meticulously designed accommodation over 2 levels, and flooded with natural light, this home boasts 4 double bedrooms, 2 bespoke bathrooms, flexible reception rooms a beautiful kitchen/family space and a sun-drenched rear garden.

Offering a grand introduction to this fabulous family home, the spacious entrance hallway has been decorated in luxurious tones and boasts beautiful wood effect flooring & solid oak finishings. From here you gain easy access to all accommodation on the lower level and a staircase to the 1<sup>st</sup> floor.

Perfectly positioned on the front corner of the property and commanding breath-taking views over surrounding Bathgate, the formal lounge is an absolute delight. Decorated to an exacting standard the room offers plush carpeting, luxurious décor and an eye-catching, feature fireplace – which creates a magnificent focal point for the room.

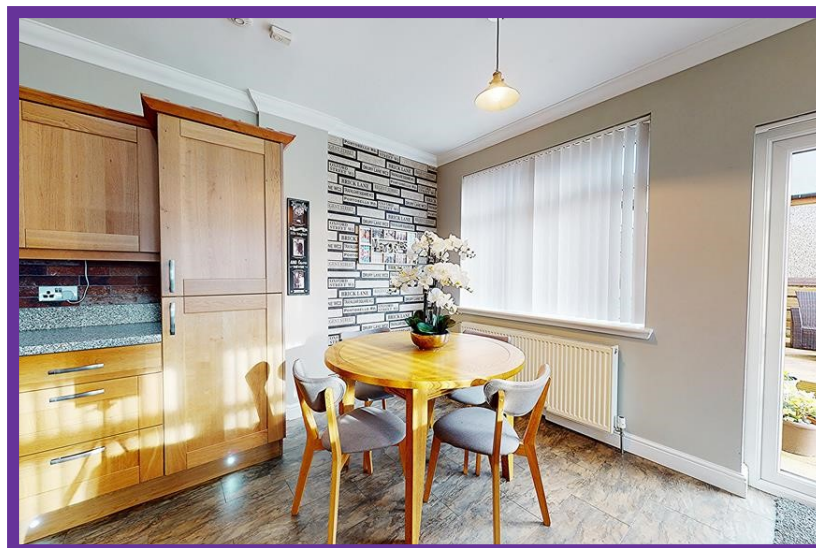




Easily accessed via the central hallway, the kitchen/family space certainly has been cleverly designed as the heart of the home. The kitchen area offers a gorgeous, custom designed workspace complete with contrasting worktop and splashback and a host of integrated appliances.

Tucked perfectly round the corner you come across the dining/family space. The ideal spot for entertaining family & friends, the room offers patio doors which spill out onto the fully private rear garden.

Handily located close off the central hallway, the utility space has been cleverly designed and offers ample space for all the laundry appliances, from here you also gain access to the W.C.





Located on the ground floor, the master bedroom is absolutely gorgeous and is vast proportions. It offers lovely, high ceilings, ample space for bedroom furniture formation. There is also a front facing window with views over Torphichen Street. From here you gain easy access to the stunning, 4-piece family bathroom.

The family bathroom has been cleverly designed and planned and boasts access to the hallway & also the master bedroom. The room boasts a stunning 4-piece suite comprising; double bathtub with waterfall taps, large shower enclosure with dual rainfall shower heads, W.C & wash hand basin.



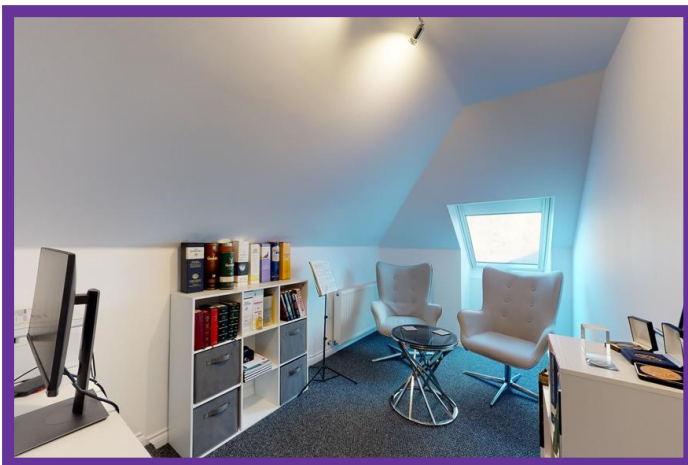


The second bedroom is also a great sized bedroom and is flooded with natural lighting via the large side facing window. The room boasts stunning, high gloss wood flooring and ample built-in storage cupboards.

Decorated in luscious, neutral tones bedroom 3 is a great sized double complete with a large Velux window and a handy built-in storage solution.

A further double bedroom which is currently utilized as a home office, however, would be a fantastic dressing room, or additional bedroom. Décor is modern tones and there is rear facing window.

Completing the accommodation on the first floor the shower room offers a gorgeous, corner shower enclosure and striking Vinyl flooring.





Externally the property is accompanied by gorgeous, low maintenance wrap around gardens. The rear has been designed with family time & entertaining at the forefront. It offers a detached garage, summer house and custom-built decking area – characterised by mature plants and feature lighting this is the ideal spot for relaxing during those long summer evenings.

