

Property Connections



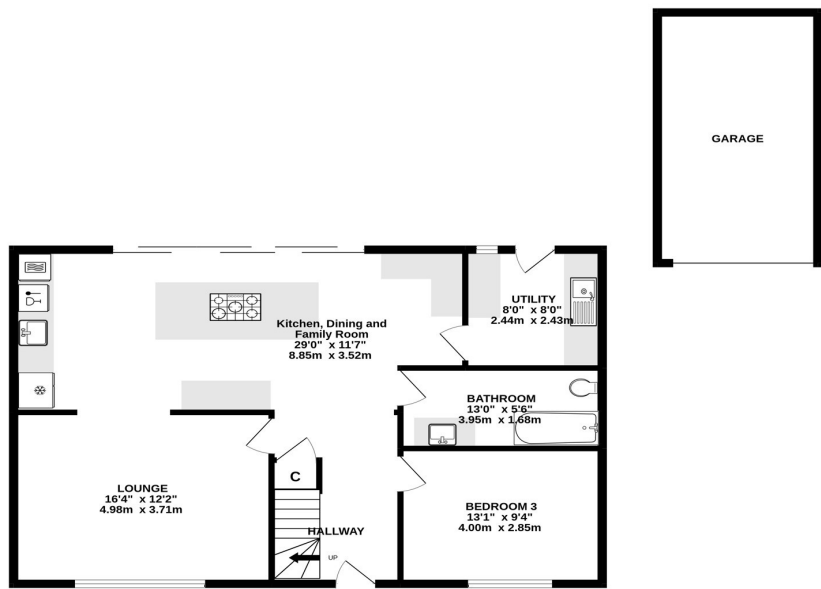
Estate Agent

01506 650 550

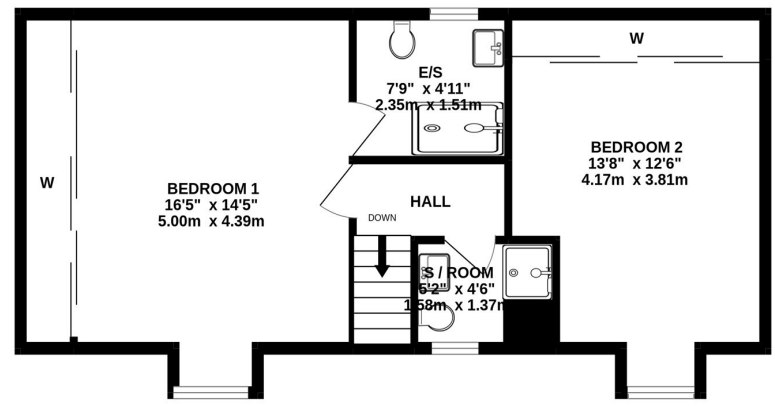


3 Cairn Lea, Edinburgh Road, Bathgate

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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Dominating a fabulous south facing plot in a central location, this stunning family home cannot fail to impress. The current owners have beautifully transformed and reconfigured the ground floor of the property to provide contemporary and stylish living accommodation for all the family.

Property comprises;

Reception hall, lounge, open plan kitchen, dining and family room, three bedrooms, en-suite, two further bathrooms, garage, driveway and south facing garden.

Commanding views over the front aspect, the lounge is a spacious and luscious room which offers excellent proportions for various furniture formations, sliding doors give access to the stunning open plan kitchen, dining and family area.





Spanning the width of the property with sunny views over the south facing garden, the stunning open plan kitchen, dining and family area is the true hub of this fabulous family home. Complete with a superb selection of base and wall mounted units, central island/ breakfast bar, integrated oven, oven/microwave, dishwasher, fridge freezer, five burner gas hob and sleek Karndean flooring. Bifold doors lead to the expansive patio thus creating a degree of connectivity and providing an amazing social space for family and friends.





Stairway to upper level is carpeted.

Bedroom one is a superb size boasting bespoke fitted wardrobes, sophisticated décor, plush carpet flooring and en-suite which comprises of a double shower enclosure with waterfall shower, W.C, vanity unit with wash hand basin and feature panelling.

Bedroom two is a fabulous size with full width fitted wardrobes, antique old English style feature wall panels, beautiful décor and plush carpet flooring.

Striking shower room comprises of a glazed enclosure with electric shower, W.C and wash hand basin.





Bedroom three is double is size located on the ground floor and looks over the front aspect.

Stunning family bathroom is located on the ground level off the hallway and boasts a stylish three piece suite which includes a bath, sleek vanity units, double wash hand basin, W.C. and contemporary wall panels complete this room perfectly.

Utility room is perfectly located on the ground floor off the kitchen with access given to the rear garden.





External

Perfectly positioned with a preferred southerly aspect, the rear garden is complete with a beautiful paved patio with striking glazed railing, extensive lawn area, raised beds and the remainder is finished with decorative stone chips. There is a large Monoblock driveway to the front which can accommodate several cars and a detached single garage to the side of the property.



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