

# Property Connections



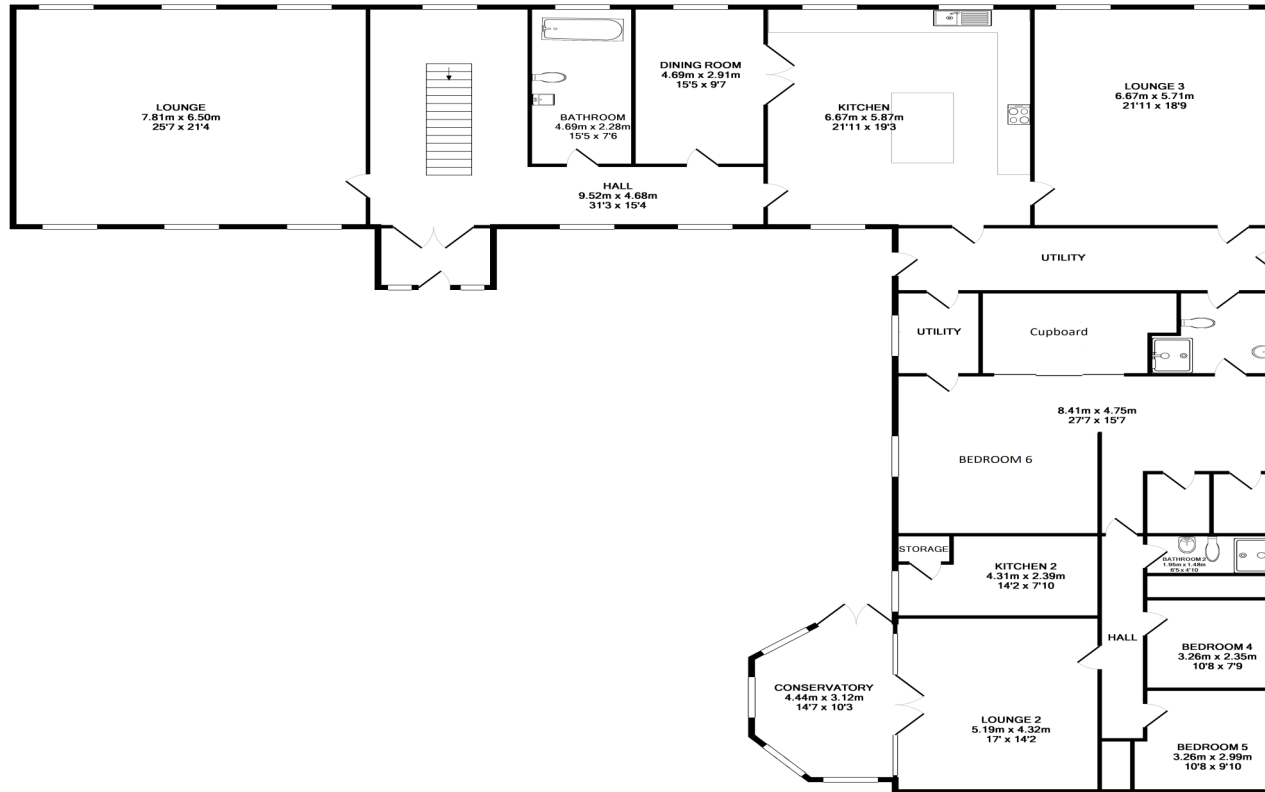
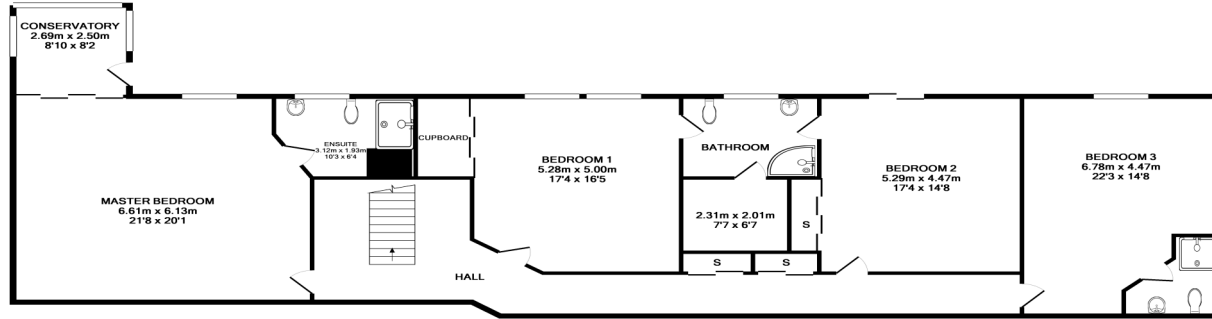
**Estate Agent**

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**1 Northbank Cottages, Bathgate**

# Floorplan



Niall McCabe & Property Connections are thrilled to welcome to the market this exceptional and truly unique converted, former water filter station – which has been magnificently re-modelled to create a welcoming family home. The property offers 7 bedrooms, 6 reception rooms, 6 bathrooms, an impressive wrap around garden and high quality, plush interiors.

Internally the property offers fabulous Solid Oak finishings, sun-drenched rooms and commands impressive views over the whole of Bathgate and over to Torphichen. This would be the ideal property for multi-generational living due to its extremely flexible layout, and expansive room sizes.

Accessed via a gorgeous sweeping mono-block driveway, you gain access to a grand hallway which is characterised by luscious flooring, multiple windows and access to all of the accommodation. The formal lounge is accessible on the left-hand side of the hallway, and boasts double height ceilings with feature wood beams, 4 windows, and gorgeous wood flooring. On this level there is also a main kitchen with double height ceiling, solid wood units with contrasting worktop, central breakfasting island and access to a further lounge & formal diner. The lounge offers a feature, stained glass window, plush carpeting and ample space for various furniture formations, the formal diner is accessed via double doors in the kitchen and off the hallway, it offers slick finishings and breath-taking views. The level also boasts a fabulous family bathroom with gorgeous mosaic tiling, triply bathtub with jacuzzi jets, glass sink and W.C. Located in the 'annexe' section of the property you find a further 3 bedrooms – all of which are great sizes and offer lovely décor, 2 reception rooms, a separate kitchen and 2, 3-piece shower rooms – this space could be easily used as an annexe, or additional living and sleeping space for the main house, depending on the individual purchaser.

On the lower level the master bedroom sits at the bottom of the solid wood stairway, it offers highland themed décor, 2 walk-in wardrobes, fabulous décor, 3-piece en-suite shower room and a private conservatory with access onto the rear terrace. Fanning perfectly off the central hallway, there are a further 3 king size bedrooms, with 2 being joined by a stunning 'Jack & Jill' en-suite and the other having a stunning, private shower room. They all offer access and views overlooking the rear garden which is a stunning oasis and views over Bathgate.

Externally, the property offers an impressive frontage with a lovely turning circle, lush lawns, planting, secret side garden and impressive stone walls and high gates. To the rear there are 2 large monoblocked terraces, with ample space for various garden furniture layouts, mature planting and breath-taking views over Bathgate. There is also a pretty chipped sun-trap area, again offering panoramic views and could be used very flexibly.











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