



# 13 Inch Crescent, Bathgate

Offers Over £420,000





# 13 Inch Crescent

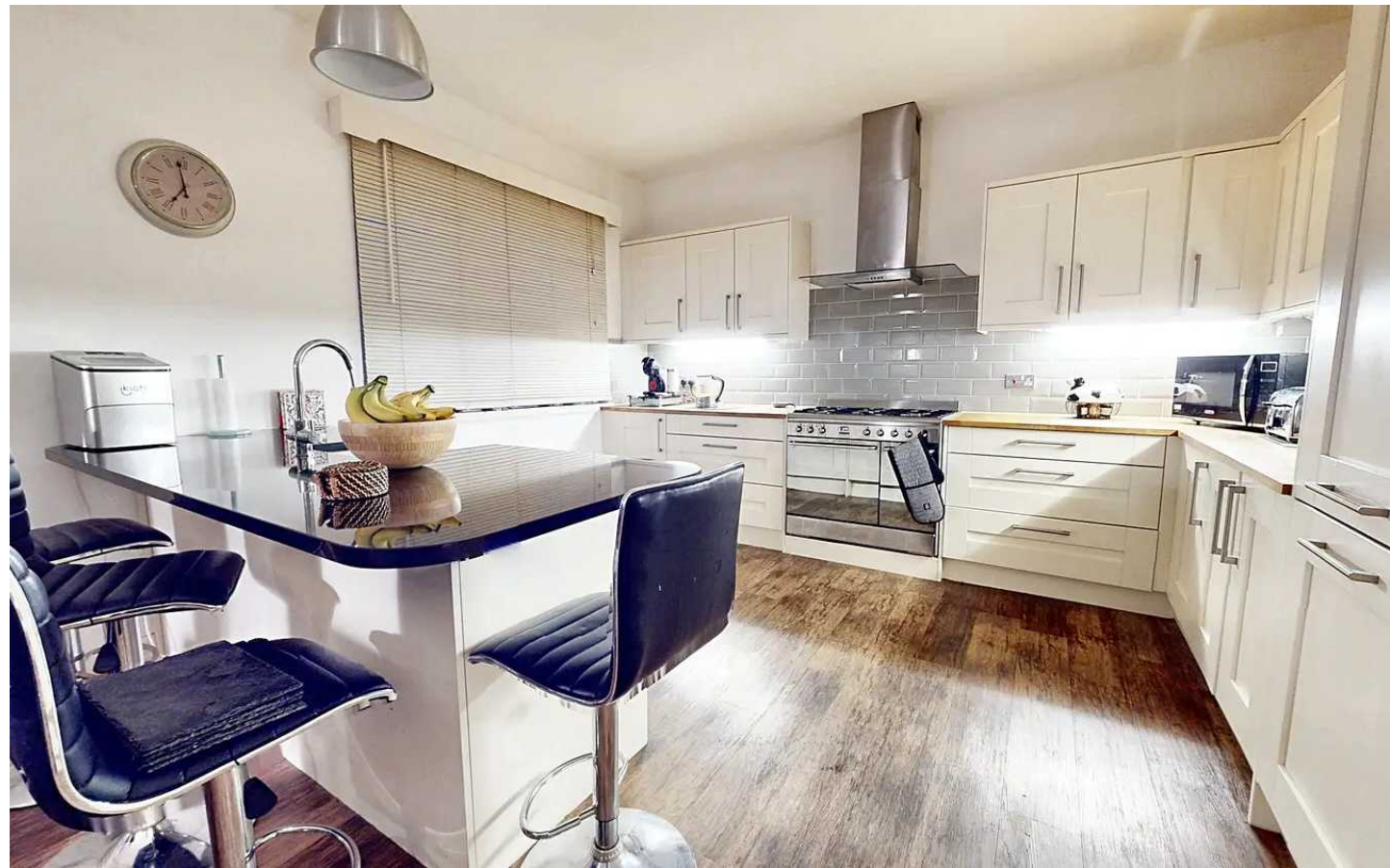
Bathgate, Bathgate

A charming and spacious four-bedroom, two-bathroom detached home situated in the highly desirable east side of Bathgate. This stunning residence boasts ample living space over two floors, as well as a sizeable front patio area and sunny rear garden.

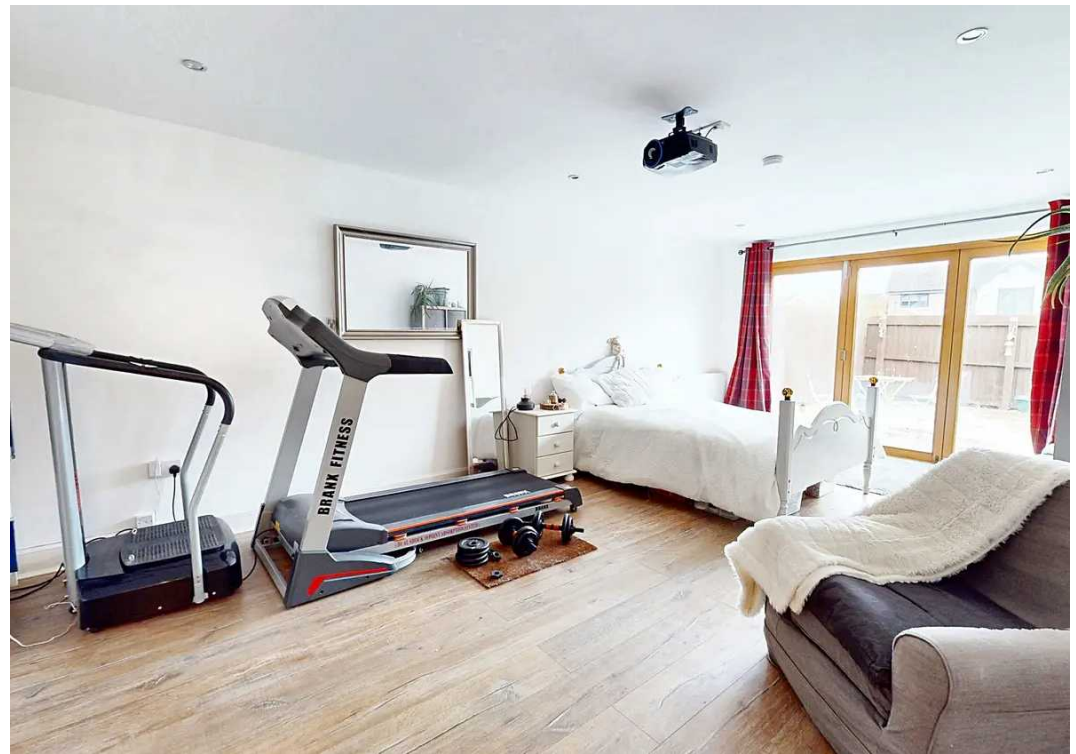
Council Tax band: E

Tenure: Freehold

- Bungalow extended offering accommodation on one level with exception of Bedroom
- A unique and versatile bright and spacious detached family home
- Stylish open plan Kitchen / Dining / Family Room
- Four double bedrooms
- An abundance of storage with expansive attic and cellar
- Stunning walk in condition, viewing essential to fully appreciate the overall proportions
- Master bedroom with luxurious ensuite bathroom
- Mature front garden and private south facing fully enclosed rear garden
- Internal Oak doors throughout
- Walking distance of local amenities including shops, schools, train station and open green spaces









### **Entrance Hallway**

Spacious Entrance Hallway with double cloaks cupboard, staircase to lower ground floor and access hatch with Ramsay ladder to a substantial attic space which is mainly floored. Karndeans Flooring.

### **Lounge**

15' 6" x 12' 1" (4.72m x 3.68m)

Versatile room which could be utilised as a fifth bedroom. Window to the front offers an abundance of natural light. This neutrally decorated Living Room provides a space for relaxing or socialising as Oak glass panelled double doors transition into the open plan Kitchen/Dining/Family Room. Karndeans flooring.

### **Kitchen / Dining Area / Family Room**

24' 1" x 21' 7" (7.34m x 6.58m)

Kitchen area offers an abundance of base and wall mounted shaker style units incorporating a full size integrated fridge and full size integrated freezer and is complemented by an expansive of oak worktops. The gas Range Cooker is included in the sale. The Kitchen Island with granite worktop incorporates a Belfast sink and integrated dish washer and provides seating for four comfortably. Two south facing windows allow the room to be flooded with natural light. Karndeans flooring throughout.

### **Master Bedroom**

20' 2" x 11' 0" (6.15m x 3.35m)

Master bedroom to the front of the property with windows to the front and side. An open fireplace with original tiled surround provides the room with a focal point. Ample space for free standing furniture. Carpeted flooring.

### **En-suite**

10' 8" x 10' 1" (3.25m x 3.07m)

Ensuite features a free standing roll top bath, WC, washbasin and a separate rainfall shower enclosure. Window to the front. Karndeans flooring.

### **Bedroom Two**

21' 1" x 11' 7" (6.43m x 3.53m)

Located on the lower ground floor this versatile room has Bi-Folding doors leading directly onto the south facing





## FRONT GARDEN

Low maintenance front with mature shrubs and trees offering a degree of privacy. The Main door to the property is at the side of the building and is accessed via a fully enclosed patio area with raised planted area to the side.

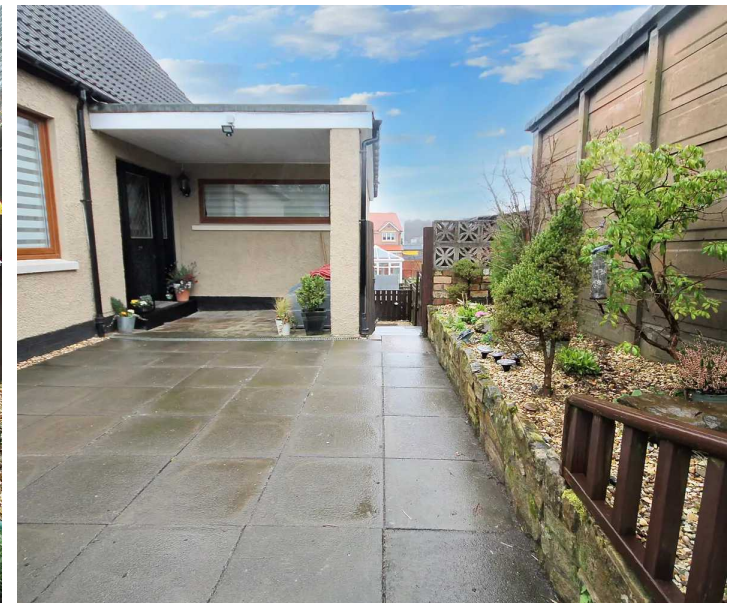
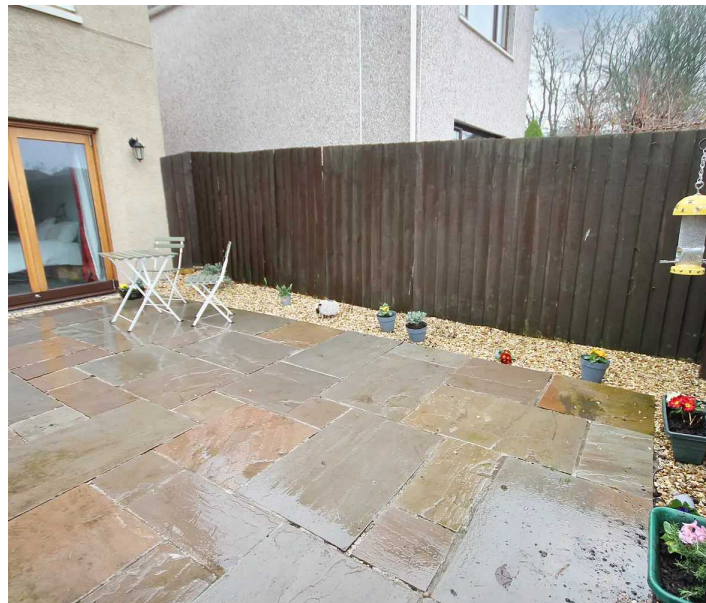
## REAR GARDEN

A path to the side of the property leads to the fully enclosed south facing rear garden. Laid mainly to lawn with planted borders. Large Patio Area perfect for relaxing or entertaining on a summer day. Garden shed/Playhouse is included in the sale.

## OFF STREET

2 Parking Spaces

Drive way for two vehicles.





**Cellar**  
**Approximate Floor Area**  
**1,257 sq. ft.**  
**(116.8 sq.m.)**



**Ground Floor**  
**Approximate Floor Area**  
**1,551 sq. ft.**  
**(144.1 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





## KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn - EH52 5AG

01506 852000

[info@knightbain.co.uk](mailto:info@knightbain.co.uk)

[www.knightbain.co.uk/](http://www.knightbain.co.uk/)



**KnightBain** 