



8 Ballencrieff Mill Balmuir Road, Bathgate

Offers Over £590,000



**RE/MAX**  
Estate



## 8 Ballencrieff Mill Balmuir Road

Bathgate, Bathgate

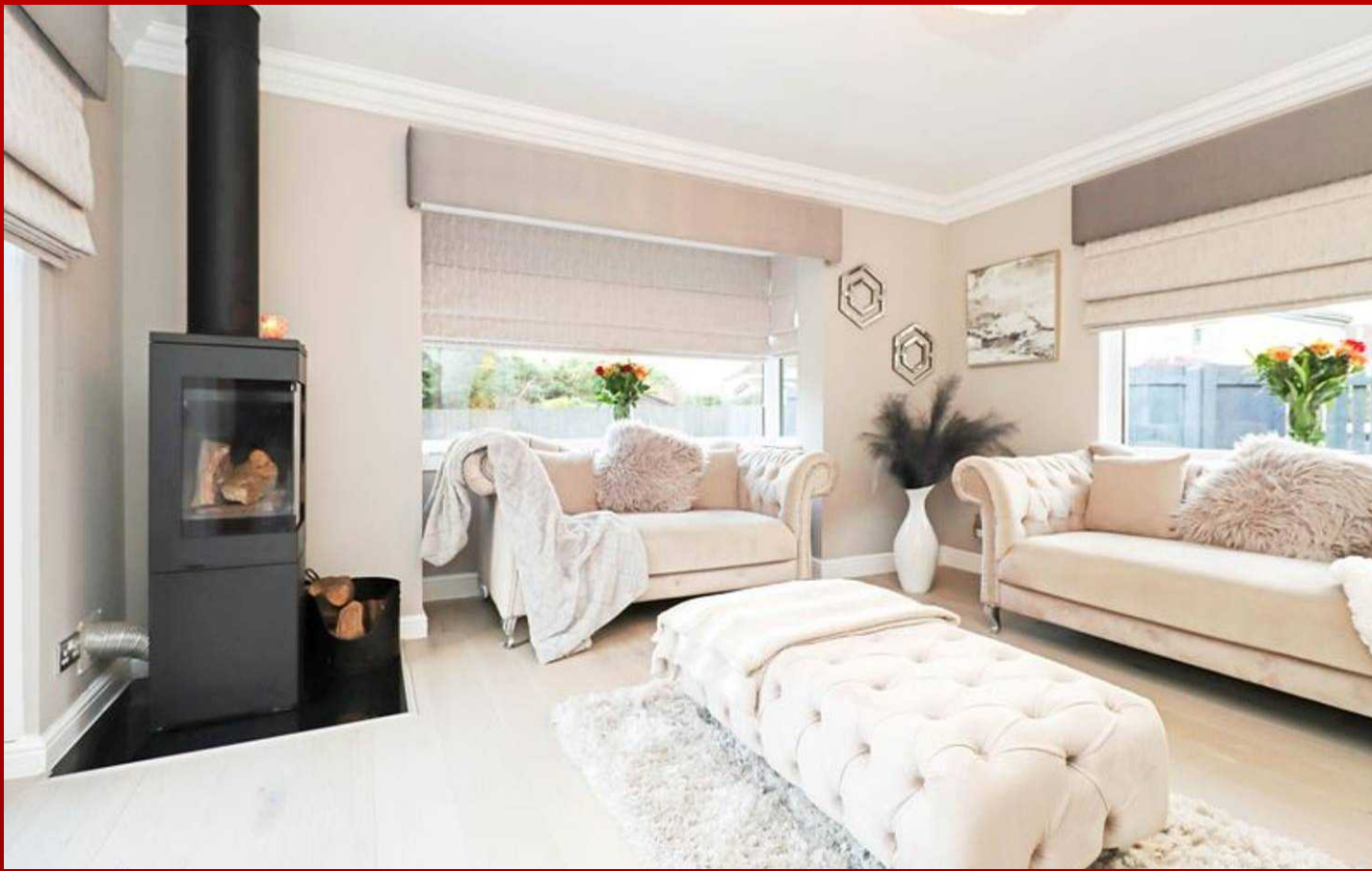
Carol Lawton and RE/MAX Estates - Linlithgow. Luxurious 5-bed detached villa in sought-after location. Recently refurbished to high standard. Stylish decor, modern kitchen, en-suites, garden, garage, driveway. Exceptional family home. Download home report online. Freehold. Council tax band G.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



### Hallway

5' 2" x 3' 4" (1.58m x 1.01m)

Enter via a new composite door with a window to the side into the welcoming vestibule which then gives access to the hall. Central light fitting, oak flooring, storage cupboard and underfloor heating.

### Entrance Hall

35' 8" x 6' 5" (10.88m x 1.96m)

The light and bright hall provides access to the lounge, family room, downstairs WC and stairs to the upper level. Window to the front of the property, 2 chandelier light fittings, oak flooring and underfloor heating.

### Family Room

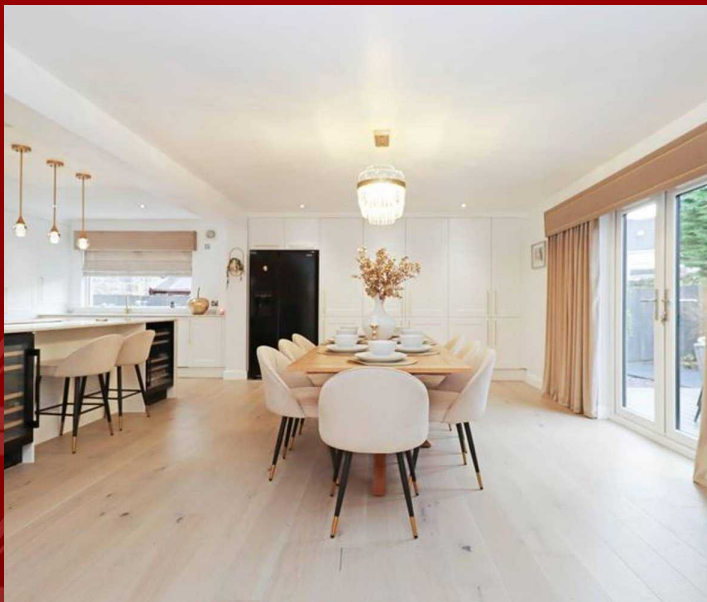
14' 8" x 13' 10" (4.47m x 4.21m)

Amazing room with a 2 large windows to the front and side of the property and patio doors to the rear allowing plenty of light to flood in. Feature chandelier central light fitting, wood burning stove, oak flooring and underfloor heating.

### Lounge

29' 1" x 13' 11" (8.86m x 4.25m)

A fabulous room that has 2 large windows to the rear of the property and patio doors to the side. Gorgeous chandelier light fitting, large media wall with featured built-in shelving, oak flooring and underfloor heating. Open plan to the dining kitchen.



### Dining Kitchen

24' 9" x 21' 9" (7.54m x 6.64m)

Stunning room that has a window to the side of the property and French doors to the rear. Comprising of modern base and wall mounted units with complimentary granite work tops and matching upstand, sunken sink with a mixer tap. Huge granite island with an integrated induction hob. 2 integrated double ovens, extractor fan, dishwasher, coffee machine, 2 wine fridges and microwave. There is space for a freestanding American fridge/freezer. Downlighters, beautiful pendant light fitting over the granite island, oak flooring and underfloor heating. Access to the inner hall. The superb dining area has French doors overlooking the rear garden. Chandelier light fitting and a chandelier light fitting over the table, oak flooring and underfloor heating.



### Hallway

There is a cloakroom cupboard which is ideal for storing coats and shoes, door leading into the garage, central light fitting, oak flooring and underfloor heating.

### Utility Room

16' 5" x 5' 3" (5.00m x 1.60m)

Modern room with a window and glass door leading into the side of the property. With base units, granite worktop and matching upstand, composite sink with a mixer tap. The freestanding washing machine and tumble dryer will be left as gifts. Central light fitting, storage cupboard, oak flooring and underfloor heating.

### Downstairs WC

4' 8" x 4' 4" (1.41m x 1.31m)

Handy room located within the turret with an opaque window to the front of the property. Comprising of a white floating WC and sink with a mixer tap. Central light fitting, oak flooring and underfloor heating.

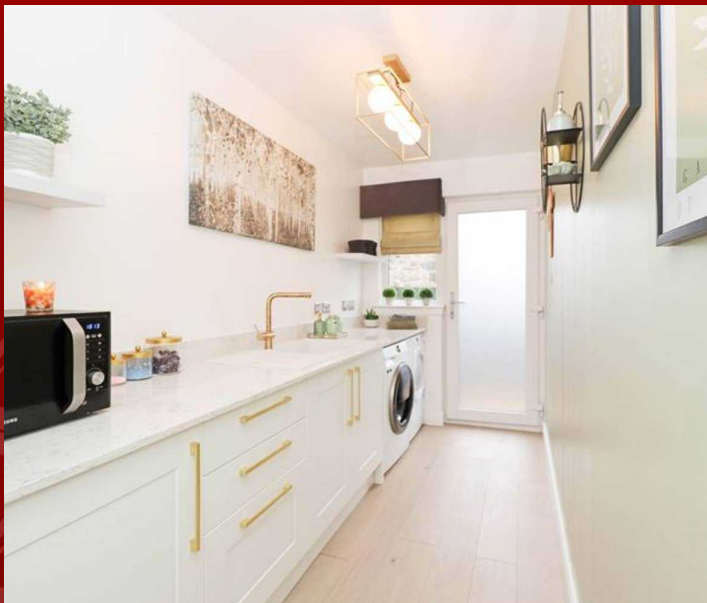
### Upper Landing

Rise the stairs to the upper level where access can be gained the bedrooms, family bathroom and the loft. 2 windows to the front of the property, beautiful chandelier light fittings, storage cupboard, oak flooring and underfloor heating.

### Master Bedroom

16' 9" x 14' 11" (5.10m x 4.55m)

Excellent room with a French doors to the balcony to the rear of the property. Chandelier light fitting, double fitted wardrobes offering excellent hanging and storage space, oak flooring and underfloor heating. Access to the En-Suite.





#### **En-Suite**

10' 5" x 5' 3" (3.18m x 1.59m)

Attractive room with an opaque window to the front of the property. Comprising of a white WC, floating sink with a mixer tap and shelf below, a walk-in double shower cubicle with a mains operated shower. Downlighters and 2 pendant lights over the sink, fully tiled walls, tiled flooring, feature wall mirror, extractor fan and underfloor heating.

#### **Bedroom 2**

15' 6" x 10' 7" (4.72m x 3.22m)

This great room has a window to the rear of the property. Central light fitting, double fitted wardrobes, oak flooring and underfloor heating. Access to the En-Suite.

#### **En-Suite**

8' 2" x 5' 3" (2.49m x 1.59m)

Attractive room with a Velux window. Comprising of a white WC, sink with a chrome mixer tap, vanity storage below and a single shower cubicle with a mains operated shower. Central light fitting, fully tiled walls, tiled flooring, extractor fan and underfloor heating.

#### **Bedroom 3**

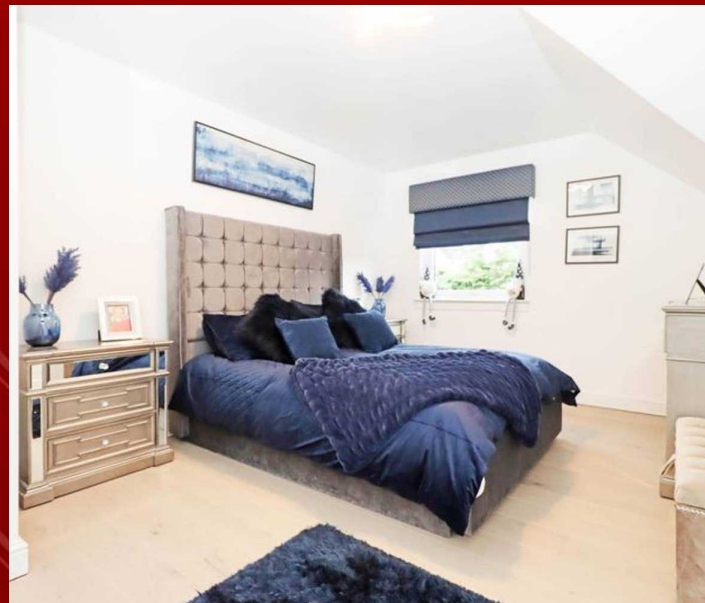
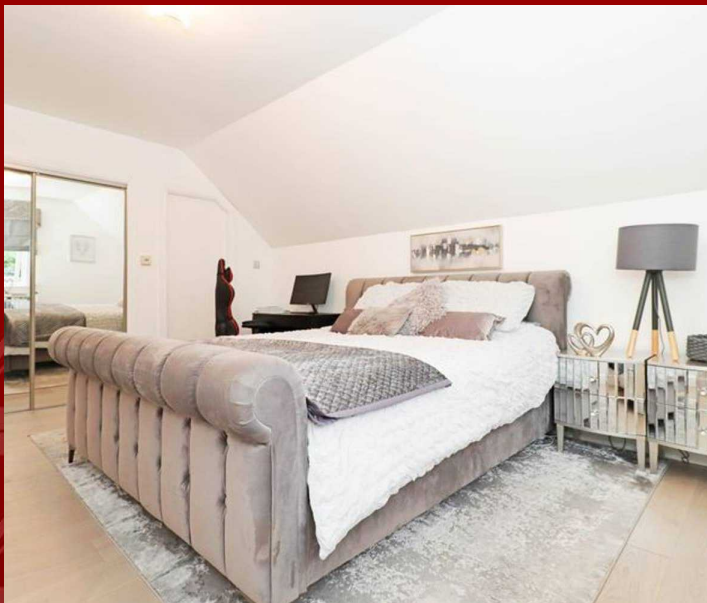
15' 7" x 10' 10" (4.74m x 3.29m)

Good sized room with a window to the rear of the property. Central light fitting, double fitted wardrobes, oak flooring and underfloor heating.

#### **Bedroom 4**

19' 7" x 11' 9" (5.97m x 3.57m)

Amazing room with 2 windows to the front of the property and another to the side. Central light fitting, oak flooring and underfloor heating. This room is currently being used as a games room.





### Bedroom 5

10' 7" x 9' 1" (3.22m x 2.77m)

Another fantastic room with a Velux window. Central light fitting, oak flooring and underfloor heating. This room is currently being used as a dressing room.

### Bathroom

12' 1" x 7' 8" (3.68m x 2.34m)

Incredible room with 2 opaque windows to the front of the property. Comprising of a white WC, double sinks with mixer taps and vanity storage below, freestanding bath with a mixer tap, walk-in shower cubicle with a mains operated shower, a rainfall shower head and a 2nd hand held shower head. Downlighters, beautiful pendant lights above the sinks, tiled walls, tiled flooring, wall mirror, extractor fan and underfloor heating.





### **GARDEN**

Impressive front garden that has monobloc driveway for off street parking, chipped borders, mature tree and bushes, outside soffit lighting, including the turret and access to the rear garden via the side of the property.

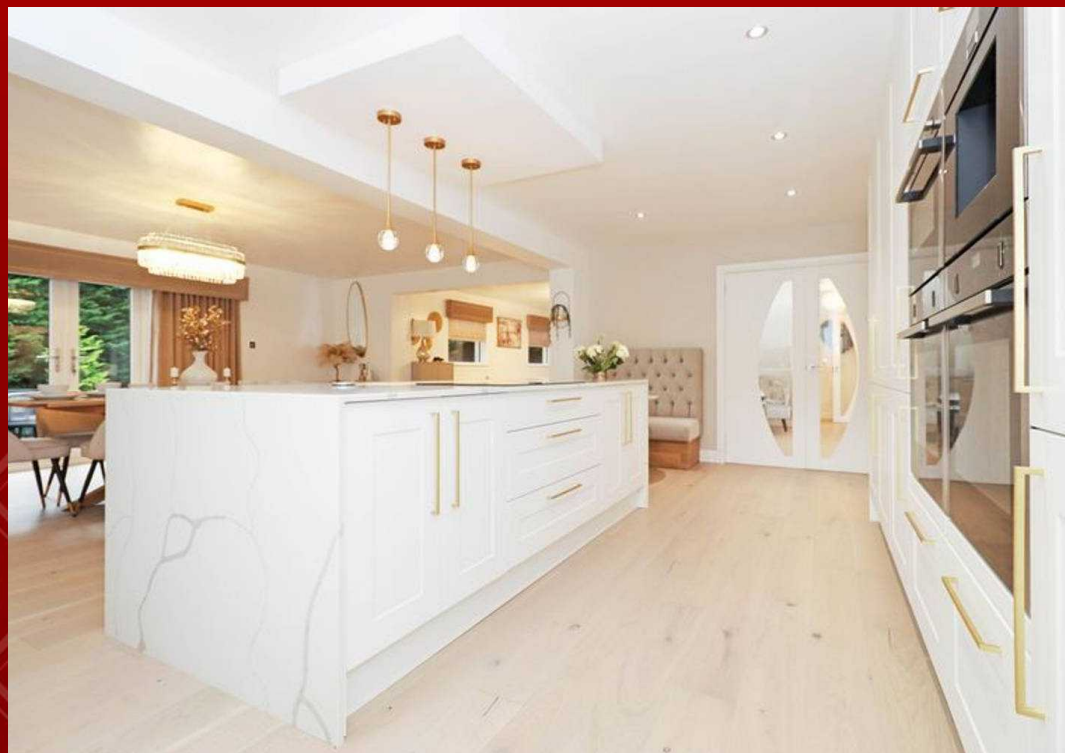
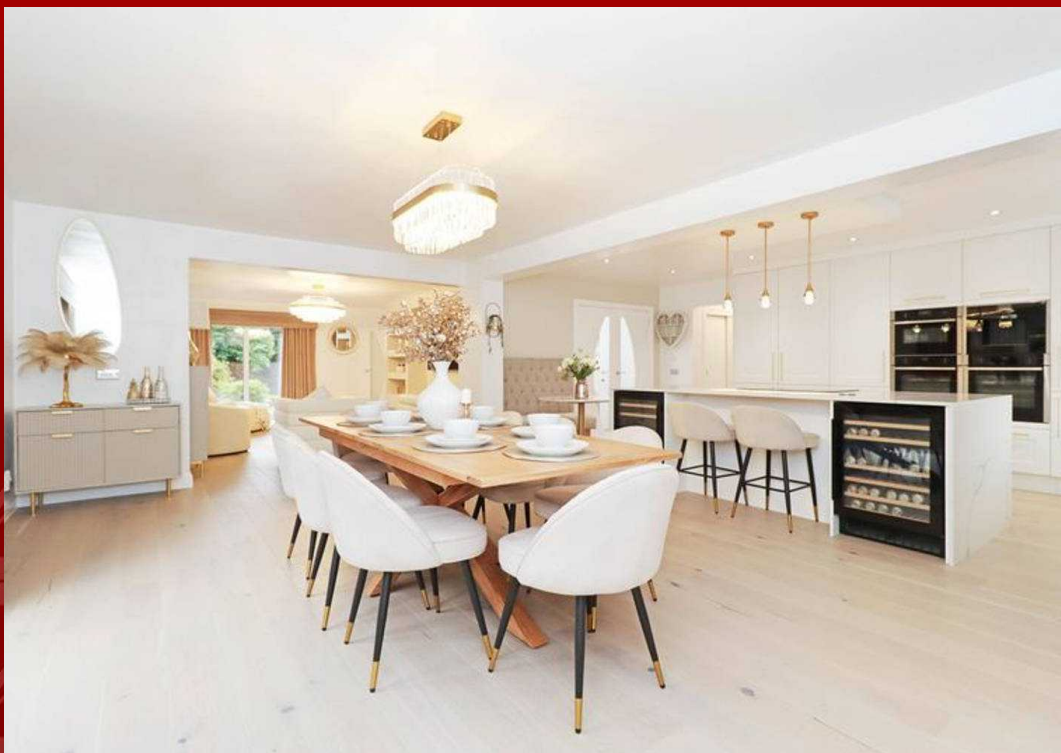
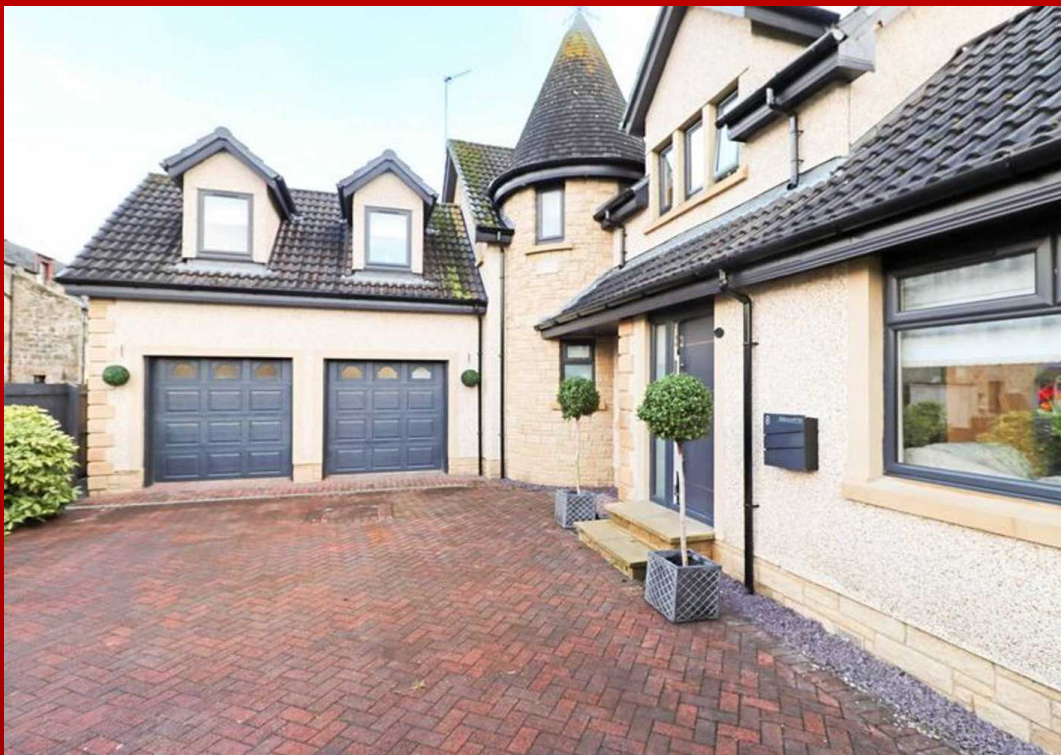
### **REAR GARDEN**

The generous and well maintained rear garden is fully enclosed with a gate to the side. There is a patio areas, lawn area, mature trees, bushes and plants, quaint, little burn running through the garden and decorative stone chips. Outside lighting, outside tap, wood storage area and the shed will be left as a gift. A fabulous, secluded space to enjoy for everyone.

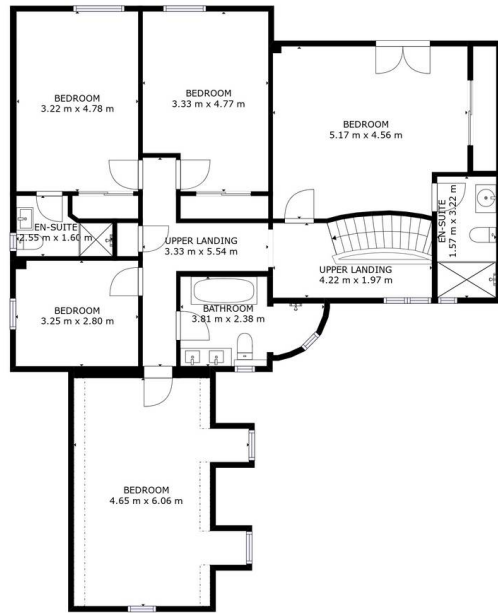
### **GARAGE**

Double Garage

There is a double garage with up and over electric doors and another door leading into the property. There is power, light and water supply. This space offers an abundance of extra storage.

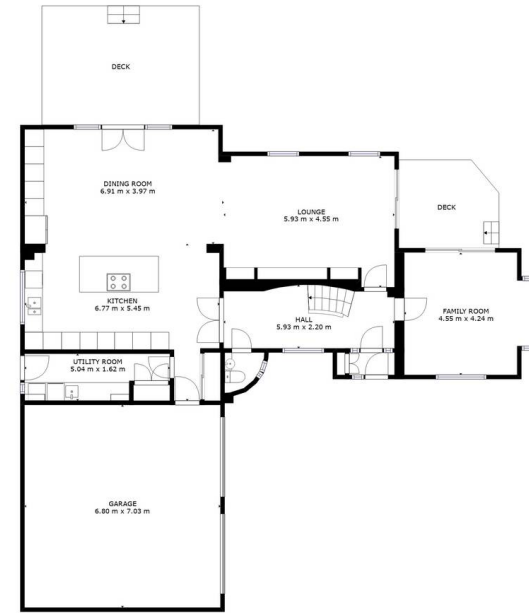






GROSS INTERNAL AREA  
 FLOOR 1: 128 m<sup>2</sup>, FLOOR 2: 127 m<sup>2</sup>  
 EXCLUDED AREAS: , GARAGE: 48 m<sup>2</sup>  
 DECK: 33 m<sup>2</sup>, REDUCED HEADROOM BELOW 1.5M: 3 m<sup>2</sup>  
 TOTAL: 255 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1: 128 m<sup>2</sup>, FLOOR 2: 127 m<sup>2</sup>  
 EXCLUDED AREAS: , GARAGE: 48 m<sup>2</sup>  
 DECK: 33 m<sup>2</sup>, REDUCED HEADROOM BELOW 1.5M: 3 m<sup>2</sup>  
 TOTAL: 255 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1





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