





Custom-Designed 6-Bedroom Semi-Detached Villa!

Niall McCabe and RE/MAX Property are thrilled to present this exceptional and rarely available home, a true gem that exudes elegance and sophistication. This 6-bedroom semi-detached property is a remarkable residence where quality craftsmanship and meticulous attention to detail are evident throughout.

Beautifully renovated to the highest standard, the home offers six spacious bedrooms, five luxurious bathrooms, and versatile living spaces that cater perfectly to multi-generational living. Flooded with natural light, each room blends contemporary design with a touch of luxury. The property is further enhanced by a sunny, secluded rear garden, providing a tranquil outdoor retreat - complete with newly installed Solar Panels & Electric Car Charge Port.

The town of Bathgate has a wealth of local shops and facilities and is located 5 miles west of Livingston, where there are also excellent bars, restaurants, leisure and shopping facilities. The town is well served educationally at nursery, primary and secondary levels. There is an excellent sports centre with various services within walking distance.

Freehold Property

Council tax band E

There are no factor fees

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property.

Entrance Hallway

23' 5" x 7' 7" (7.15m x 2.30m)

Impressive entrance hallway which has been finished with gorgeous, solid oak skirtings, door surrounds, doors and staircase, double height ceiling and access to all the accommodation & the upper level.

Lounge/Diner

44' 7" x 14' 4" (13.58m x 4.36m)

This impressive lounge boasts classic yet contemporary décor, double height vaulted ceiling, exposed brick feature wall, velux windows, luxurious fitted carpeting, tranquil pastel décor, classic coving and two sets of patio doors leading onto the sunny rear garden which allow an abundance of natural light to flood the room. There is also a handsome central fireplace with a living flame gas fire is a wonderful feature & separates both the living and dining areas.

The dining area is flooded with natural light from the impressive bay window which looks onto the front aspect of the property. There is ample room for a selection of furniture formations, luxurious carpeted flooring and neutral décor, adding to the sophistication of the room.

Kitchen

21' 5" x 13' 5" (6.53m x 4.08m)

Currently styled with the modern family in mind, the kitchen/family room is to die for! There is ample cooking, which also offers easy access to the rear hallway and beyond –also, in the kitchen, there is ample base & wall mounted Cashmere High gloss cabinetry with lovely Calcatta Marble worktops and an array of free-standing and integrated appliances.

Snug/Bedroom 6

14' 6" x 14' 2" (4.41m x 4.32m)

Flowing effortlessly off the hallway, the family room offers the perfect space to unwind after a long day. There are large windows that look onto the impressive gardens. It has been decorated in calming Navy tones, and boasts deluxe flooring, electric feature fireplace and central lighting. The room could also be a 6th bedroom – showing the true versatility.



Rear Hallway

Providing seamless transition from one end of the home to the other, the rear hall is a lovely space with stunning Herringbone flooring, a rear access and handy utility cupboard (ideal for coats, boots & washing appliances).

Bar/Reception Area

20' 6" x 13' 4" (6.24m x 4.07m)

Perfectly located to the rear of the property, here you find an additional reception space – which has been designed as a 'designer inspired' bar. In here, you find a custom built bar counter with ample shelving, high seating, fully panelled section and gorgeous flooring – pulling the room together & offering the most exquisite spot to relax with loved ones!

En-Suite

10' 5" x 5' 5" (3.18m x 1.65m)

This striking 3-piece en-suite bathroom boasts luxurious walk-in shower enclosure with a rainfall showerhead, double wash hand basins, and W.C. It also benefits from gorgeous wall and floor designs, spot lighting and extractor fan.

Bedroom 1

17' 7" x 16' 4" (5.36m x 4.98m)

The lavish master suite has been decorated in attractive tones, and benefits from having a large window which over-looks the impressive rear garden & beyond, which, in turn flood the room with a copious amount of light there is also extensive fitted wardrobes, and access to the boutique inspired en-suite shower room.



En-Suite

7' 6" x 6' 9" (2.28m x 2.07m)

The wonderful en-suite is complete with a large, corner shower enclosure complete with power shower head, a washbasin set into plentiful storage, and a W.C. It offers lavish wall & floor tile design.

Bedroom 2

16' 11" x 13' 3" (5.16m x 4.03m)

Bright and spacious double bedroom with carpeted flooring, modern décor, ample fitted wardrobes, en-suite, wall mounted radiator, ample power points and the window formation is via an impressive bay window and looks onto the front of the property.

En-Suite

8' 0" x 4' 3" (2.44m x 1.30m)

The wonderful en-suite is complete with a large, corner shower enclosure complete with power shower head, a washbasin set into plentiful storage, and a W.C. It offers lavish wall & floor tile design.

Bedroom 3

13' 5" x 13' 3" (4.09m x 4.03m)

Another wonderfully sized bedroom which pleasantly overlooks the side of the property, there is a large window allowing an abundance of light, flooring is carpet, several powerpoints and offers ample built in storage.

En-Suite

5' 3" x 4' 11" (1.60m x 1.49m)

Generous sized en suite with newly fitted wall & floor tiling – which add a touch of class, W.C., wash hand basin, walk in shower enclosure with overhead electric shower, wall mounted radiator.



Bedroom 4

15' 3" x 10' 5" (4.66m x 3.18m)

Great sized bedroom overlooking the rear of the property & beyond, it offers a fantastic large window allowing a great abundance of light, flooring is carpet, several powerpoints and offers ample built in storage

Bedroom 5

9' 9" x 8' 10" (2.98m x 2.69m)

Currently utilized as a home office, this room could be used flexibly as a 5th bedroom or dressing room. It offers neutral décor and a large window overlooking the front aspect.

Family Bathroom

12' 1" x 10' 5" (3.69m x 3.17m)

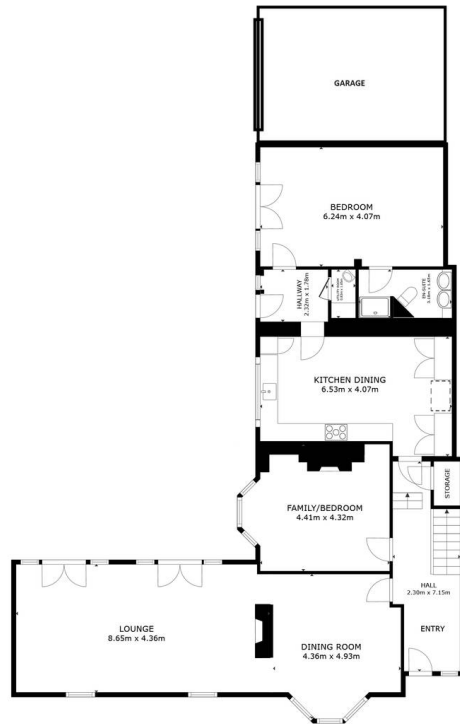
The gorgeous 4-piece family bathroom has been thoughtfully & carefully designed and comes complete with striking grey & white toned wall and floor tiles, sink & W.C sunk into ample vanity storage, there is also a gorgeous bathtub & double walk in shower enclosure. The room is further benefited by having a large, glazed window looking onto the side of the property.

Exterior

Externally, the property boasts stunning gardens! To the front & occupying a sizable plot, which boasts an exceptionally inviting exterior, the house sits behind a sweeping Monoblock driveway which can hold up to 6 vehicles, there is also well manicured lawn and rockery area.

The expansive rear garden is bound by walls, fencing and mature shrubbery for optimum security and privacy. The low maintenance garden features a vast decked area, astro turfed lawn. Making this the perfect place to enjoy those long summer evenings and lap up that well needed sunshine.





FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 159.8 m² FLOOR 2 123.0 m²
 TOTAL : 282.8 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 159.8 m² FLOOR 2 123.0 m²
 TOTAL : 282.8 m²

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