



35 Galabraes Crescent, Bathgate

Offers Over £214,000



RE/MAX
Estate



35 Galabraes Crescent

Bathgate, Bathgate

Beautiful 3-bed property with modern kitchen, stunning lounge, and family room. Recently renovated with new décor, flooring, and en-suite shower room. Front/rear gardens, driveway, garage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Entrance Hallway

Enter via a partially glazed wooden door into the welcoming hall that then provides access to the lounge, open plan to the dining room, downstairs bathroom and a bedroom. Ceiling light, featured LED ceiling lighting, laminate flooring, under stairs storage cupboard and a modern vertical radiator.

Study

Fabulous room with French doors leading to the rear of the property. Central light fitting, laminate flooring and stairs leading to the upper level.

Lounge Diner

Beautiful room with a large window to the front of the property. Downlighters, feature gas fire, laminate flooring, shelving and a modern radiator. Open plan access to the kitchen.

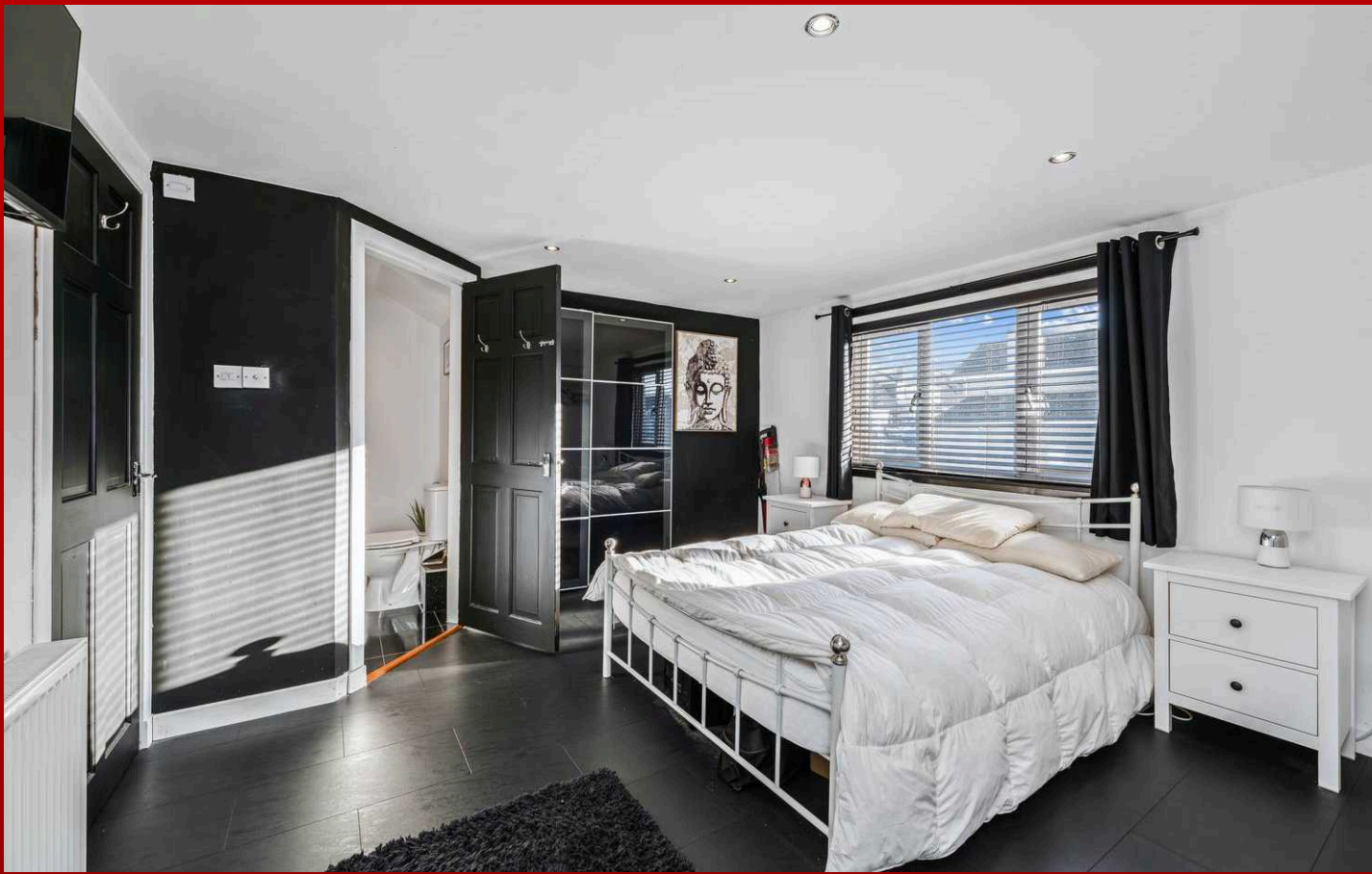
Kitchen

Modern room with a window to the front of the property. Comprising of base and wall units with complimentary work tops, tiled splash back and a stainless steel sink with a chrome mixer tap. Intergrated gas hob, electric oven and extractor fan. Free standing fridge freezer and washing machine. Downlighters and tiled flooring.



Bedroom 1

Excellent, generous room with a window to the front of the property. Downlighters, new double fitted wardrobes offering an abundance of hanging and storage space, laminate flooring and a modern radiator. Access to the en-suite.



En-Suite

Sleek room comprising of a white WC, sink with a black waterfall mixer tap, vanity unit below and a walk in shower cubicle with a mains operated shower. Downlighters, partial wet walls, feature wall mirror, extractor fan and a chrome heated towel rail.

Bedroom 2

Bright and airy room with a window to the rear of the property. Central light fitting, laminate flooring and a modern radiator.

Family Bathroom

Stylish room with an opaque window to the side of the property. Comprising of a white WC, sink with a black mixer tap, vanity unit below, and a bath with a black waterfall mixer tap and an overhead electric shower with a glass screen. Downlighters, partial wet walls, laminate flooring and a modern radiator.

Bedroom 3

Good sized room with a window to the rear of the property. Downlighters, carpet flooring and a modern radiator. Plenty of space for free standing furniture.

Upper Landing

Rise the carpeted stairs to the upper level where access can be gained to 2 bedrooms. Stunning balustrade, central downlighter and carpet flooring.





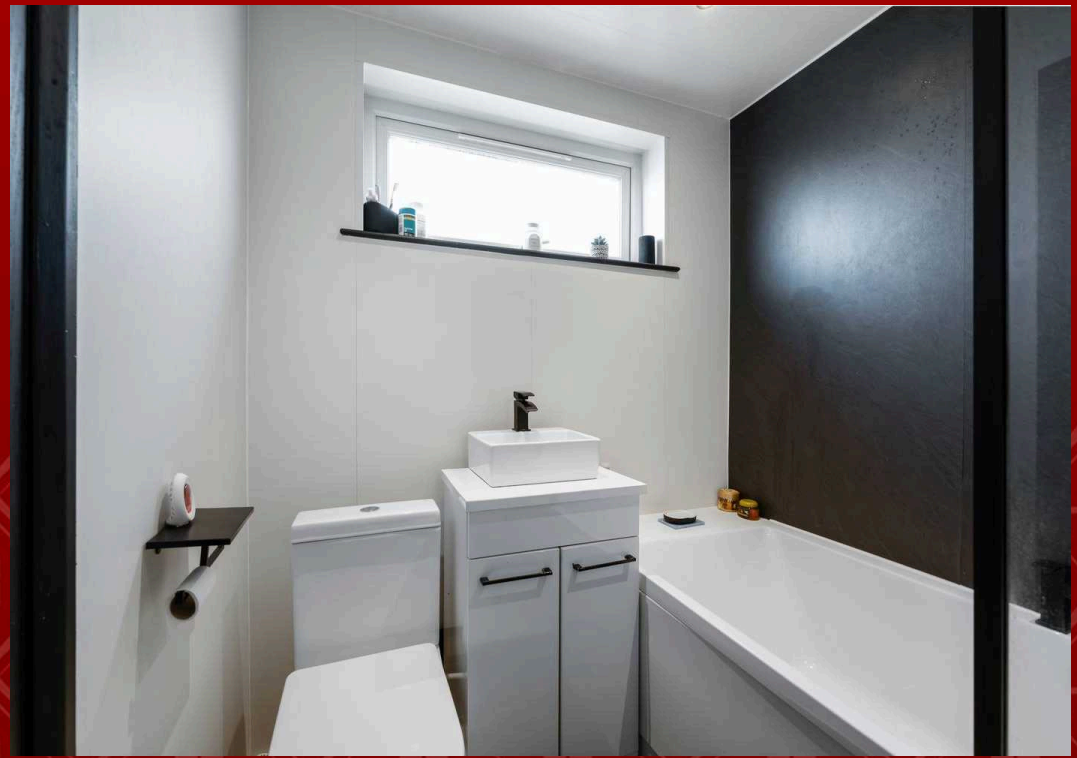
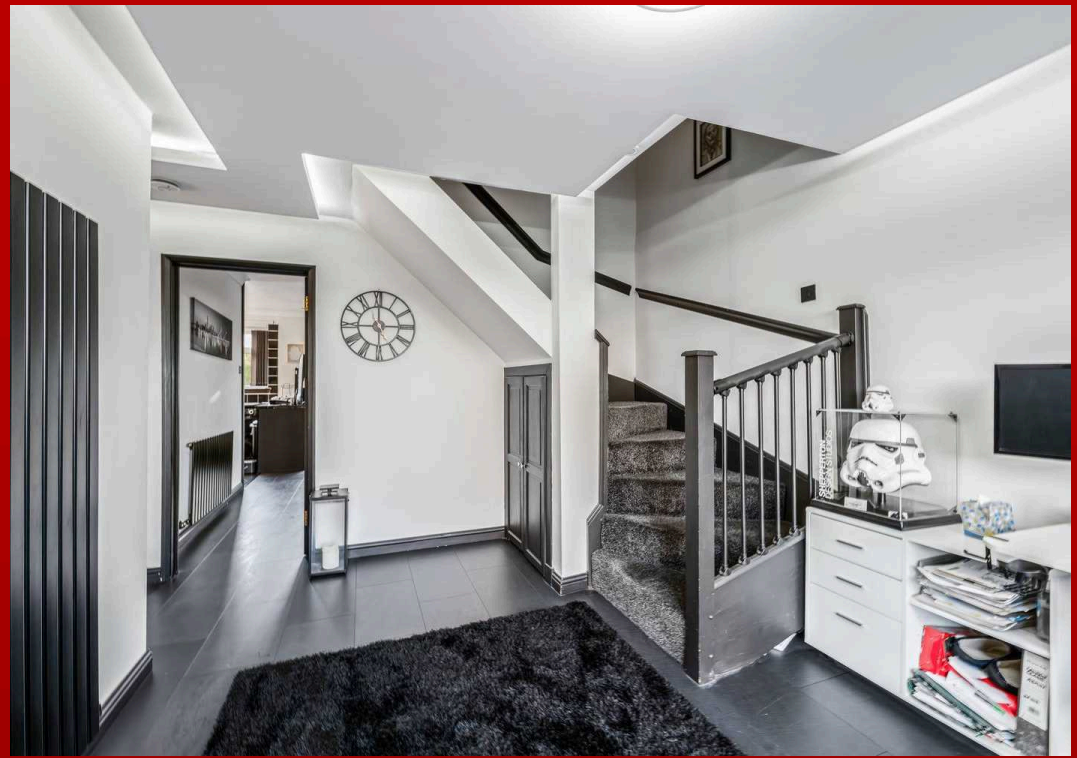
REAR GARDEN

Large private rear garden that has an extensive decking area, decorative stone chips, outside sockets and lighting. There is a fantastic covered area that offers another seating area and shade. There is also an outside tap to the side of the property.

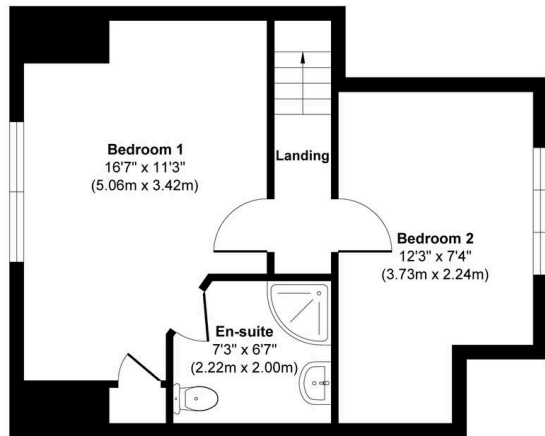
GARAGE

Single Garage

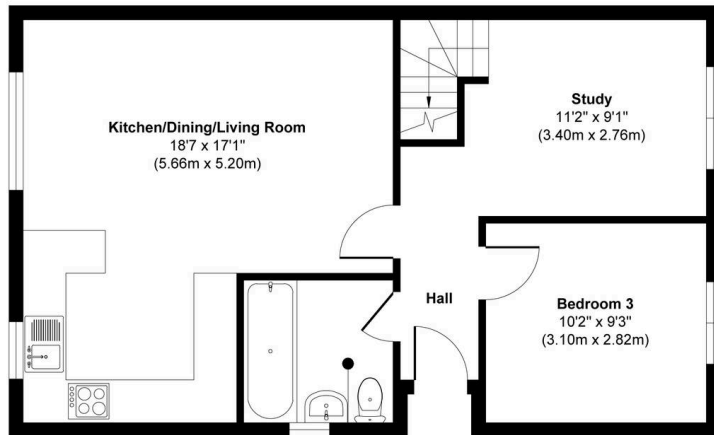
The single garage has power and light, offering extra storage space if required. There is a window and a partially glazed door. Currently used as a home gym.



35 Galabraes Crescent, Bathgate



First Floor
Approximate Floor Area
392 sq. ft
(36.43 sq. m)



Bathroom
6'11" x 6'7"
(2.10m x 2.00m)

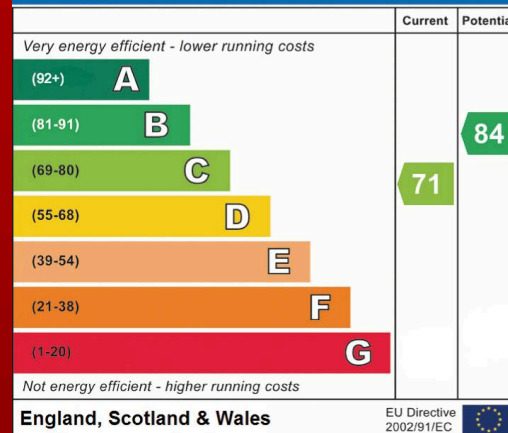
Ground Floor
Approximate Floor Area
576 sq. ft
(53.55 sq. m)

Approx. Gross Internal Floor Area 968 sq. ft / 89.98 sq. m

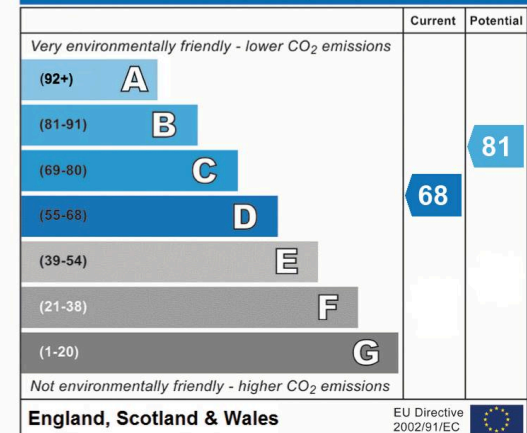
Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating



Environmental Impact (CO₂) Rating





Re/max Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741

info@remax-linlithgow.net

www.remax-scotland.net/estate-agents/linlithgow



RE/MAX
Estate

