





Amazing 3 bedroom semi-detached villa!

Niall McCabe and RE/MAX Property are delighted to present this beautifully maintained 3-bedroom family home to the market. A true testament to the care and style of its current owners, this semi-detached property offers both charm and modern appeal, making it a standout choice for years to come. Featuring elegant contemporary interiors and finished to an exceptional standard, the home boasts a thoughtfully redesigned layout that emphasizes effortless flow and functionality, perfectly suited for modern living.

Nestled in the heart of West Lothian, Bathgate is a vibrant town offering a perfect blend of community charm and modern convenience. Boasting excellent transport links, including a train station with direct routes to Edinburgh and Glasgow, it's ideal for commuters. The town features a variety of shops, restaurants, and leisure facilities, along with highly regarded schools and beautiful green spaces, such as Balbardie Park and the Bathgate Hills. With its rich history and welcoming atmosphere, Bathgate is a sought-after location for families and professionals alike.

The home report can be downloaded from our website.

Council Tax Band: B

Tenure: Freehold Property

Factor: N/A

Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Lounge

18' 0" x 10' 5" (5.49m x 3.17m)

Gorgeous front facing lounge which bathes in natural light, the room has been beautifully styled and designed. There is a flexible floorplan for various furniture formations – from here you can enter the kitchen area.

Kitchen

11' 3" x 9' 4" (3.42m x 2.85m)

Well-equipped kitchen area with a vast range of base & wall mounted units as-well as a handy breakfasting bar area – creating a lovely social hub for this open-plan space. There is a host of integrated appliances and space for freestanding, along with pretty tiling and a door leading onto the rear garden.

Bedroom 1

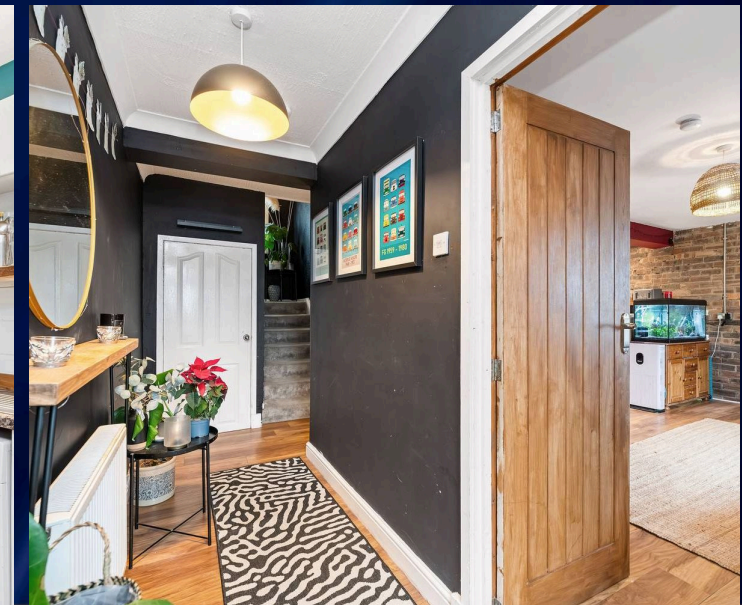
13' 5" x 8' 7" (4.08m x 2.62m)

The master bedroom is of generous proportions and enjoys multi fitted wardrobes, gorgeous carpeted flooring and a chic decorative finish.

Bedroom 2

12' 3" x 10' 10" (3.74m x 3.29m)

A further impressive double bedroom with a subtle, neutral finish. There are views over the front of the development, and ample room for bedroom furniture.



Bedroom 3

12' 2" x 11' 0" (3.70m x 3.36m)

Completing the upper-level accommodation, is another good sized double room with plush carpeting, funky décor and a lovely picture window.

Shower Room

11' 3" x 5' 11" (3.42m x 1.80m)

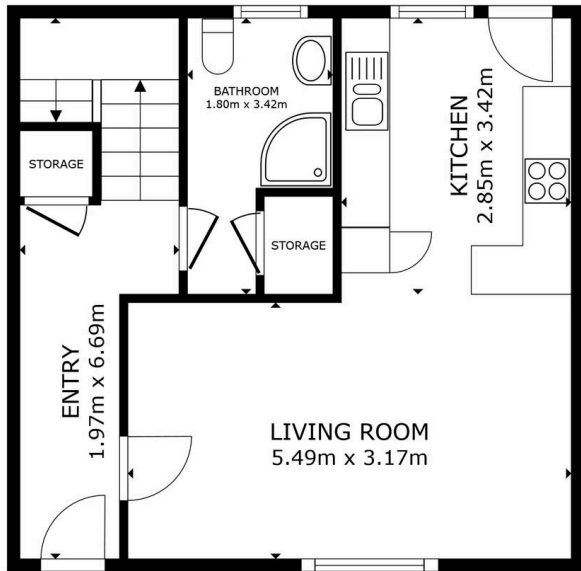
Gorgeous 3-piece shower room comprising of corner enclosure, with power shower head, wash hand basin & a W.C. The room also enjoys pretty tiling and a glazed rear window.

Exterior

Externally, the property is accompanied by lovely, low maintenance gardens – ideal for summertime family living! The rear enjoys lovely views over the town and has been multi-tiered to enjoy BBQ's and Al-Fresco dining.

To the front there is a pretty access path bound by pretty flower beds and mature planting.





FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 45.7 m² FLOOR 2 45.1 m²
 TOTAL: 90.8 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 45.7 m² FLOOR 2 45.1 m²
 TOTAL: 90.8 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

Niall McCabe - Remax Property, Remax House - EH54 6TS

07940 230896 • nmccabe@remax-scotland.net • www.remax-livingston.net



Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.