





Elegant 4 Bedroom Detached Villa!

Niall McCabe & RE/MAX Property are proud to present to the market this impeccably styled & thoughtfully re-designed 4-bedroom detached villa which is located in Inch Wood Avenue – a charming development on the pretty Eastern fringes of Bathgate. The property enjoys serene, creamy interiors, mature gardens and a fabulous custom built summer house.

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.

Council Tax Band: E

Tenure: Freehold Property

Factor: Greenbelt Property Management – £305 per year

The home report can be downloaded from our website.

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.

Lounge

17' 2" x 12' 8" (5.23m x 3.87m)

A sophisticated formal lounge boasting rich oak flooring and finishes, adorned with elegant décor and illuminated by a front-facing window that bathes the good-sized space in natural light—a perfect blend of luxury and comfort.

Kitchen

23' 10" x 12' 4" (7.27m x 3.75m)

A stunning kitchen/family/dining room featuring a spacious high-gloss kitchen with built-in appliances and a stylish breakfast bar. The dining area opens onto the rear garden through patio doors, while the cozy sitting area offers the perfect spot to unwind after a long day.

Utility Room

6' 4" x 5' 9" (1.94m x 1.74m)

Handy utility room which offers additional laundry and cleaning space, and allows access to the side gardens and W.C.

W.C

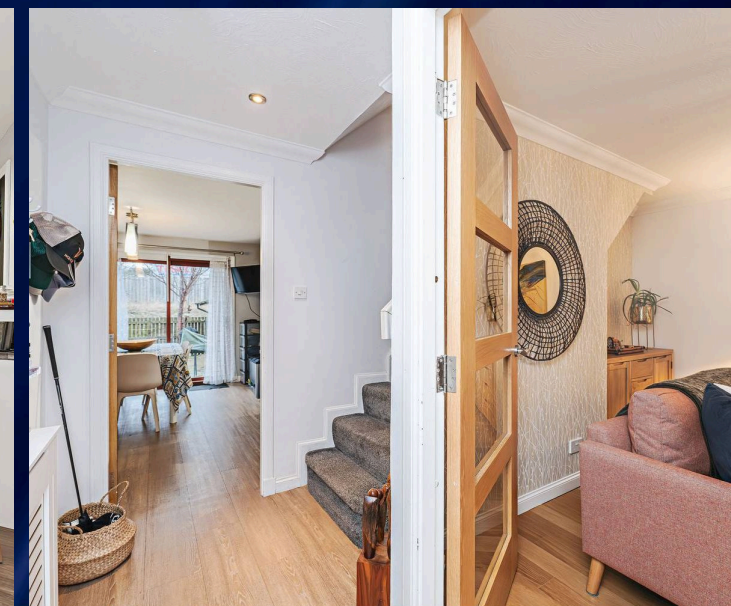
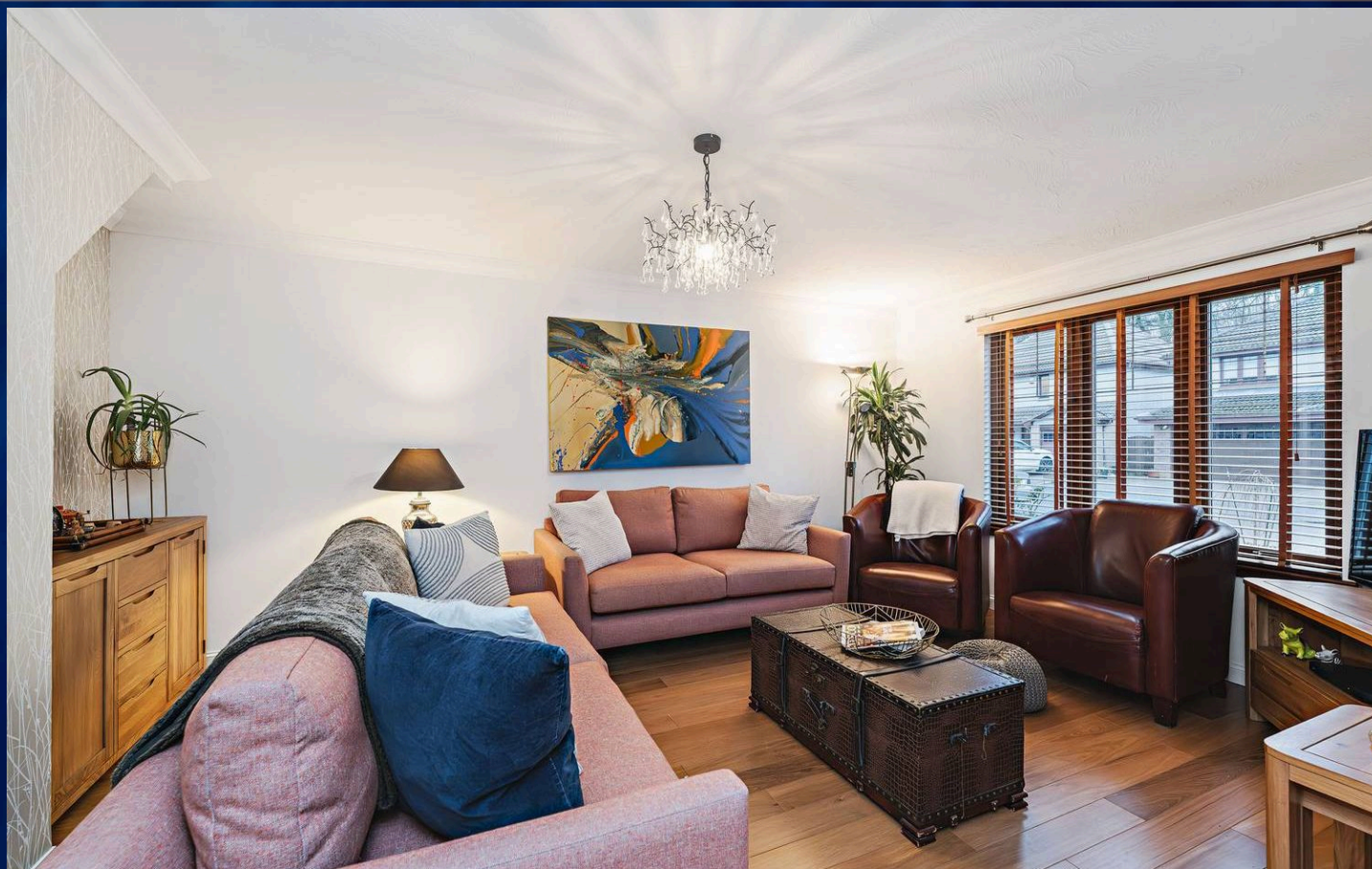
4' 9" x 3' 2" (1.45m x 0.97m)

Lovely 2-piece W.C – that enjoys contemporary styling, laminate flooring and a glazed window.

Bedroom 1

12' 2" x 9' 5" (3.70m x 2.86m)

A beautiful master bedroom with fitted storage, plush carpeted flooring, and fresh, modern finishes, complete with direct access to a stylish en-suite.



En-Suite

6' 9" x 6' 7" (2.06m x 2.01m)

A sleek, modern shower room featuring a spacious enclosure, WC, and wash hand basin, all restyled in chic, contemporary tones.

Bedroom 2

11' 11" x 10' 0" (3.62m x 3.04m)

A generously sized second double bedroom with plush carpeted flooring, large windows, and ample space for versatile furniture arrangements.

Bedroom 3

10' 1" x 9' 7" (3.07m x 2.92m)

A sizeable double third bedroom with stunning decor, eye-catching feature wallpaper, and serene views overlooking the rear garden.

Bedroom 4

10' 4" x 9' 9" (3.15m x 2.96m)

Currently set up as a lovely dressing area/home office, bedroom 4 is a great sized room – and has lovely flooring.

Family Bathroom

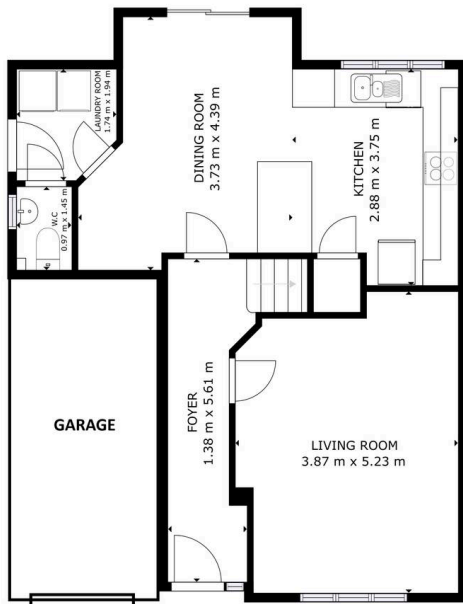
8' 6" x 5' 1" (2.60m x 1.55m)

A boutique-inspired family bathroom featuring a luxurious bathtub, striking wall and floor design, a wash hand basin, and WC—offering a true sense of serenity.

Exterior

The home boasts amazing gardens. The front features a double driveway, access to the integral garage, and a lush lawn. The rear showcases beautiful lawns, charming planting, and a custom-built summer house currently set up as a bar—an exceptional space for relaxation and entertaining.



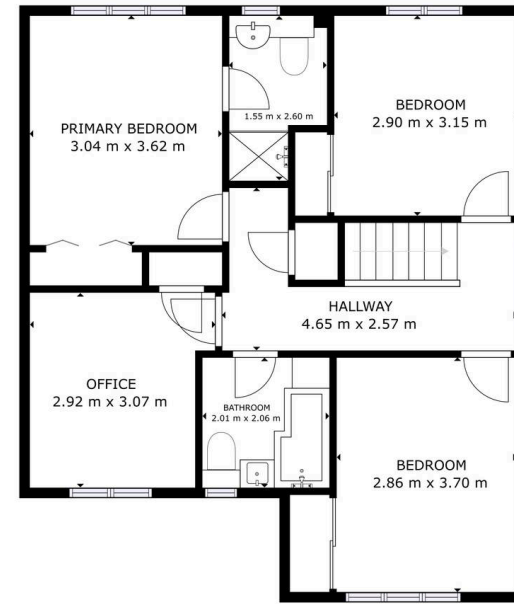


FLOOR 1



GROSS INTERNAL AREA
FLOOR 1: 37.36 m²; FLOOR 2: 62.99 m²
TOTAL: 100.35 m²

SEES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1: 37.36 m²; FLOOR 2: 62.99 m²
TOTAL: 100.35 m²

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RE/MAX Property

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