



6 Starlaw Walk, Bathgate

Offers Over £255,000



6 Starlaw Walk

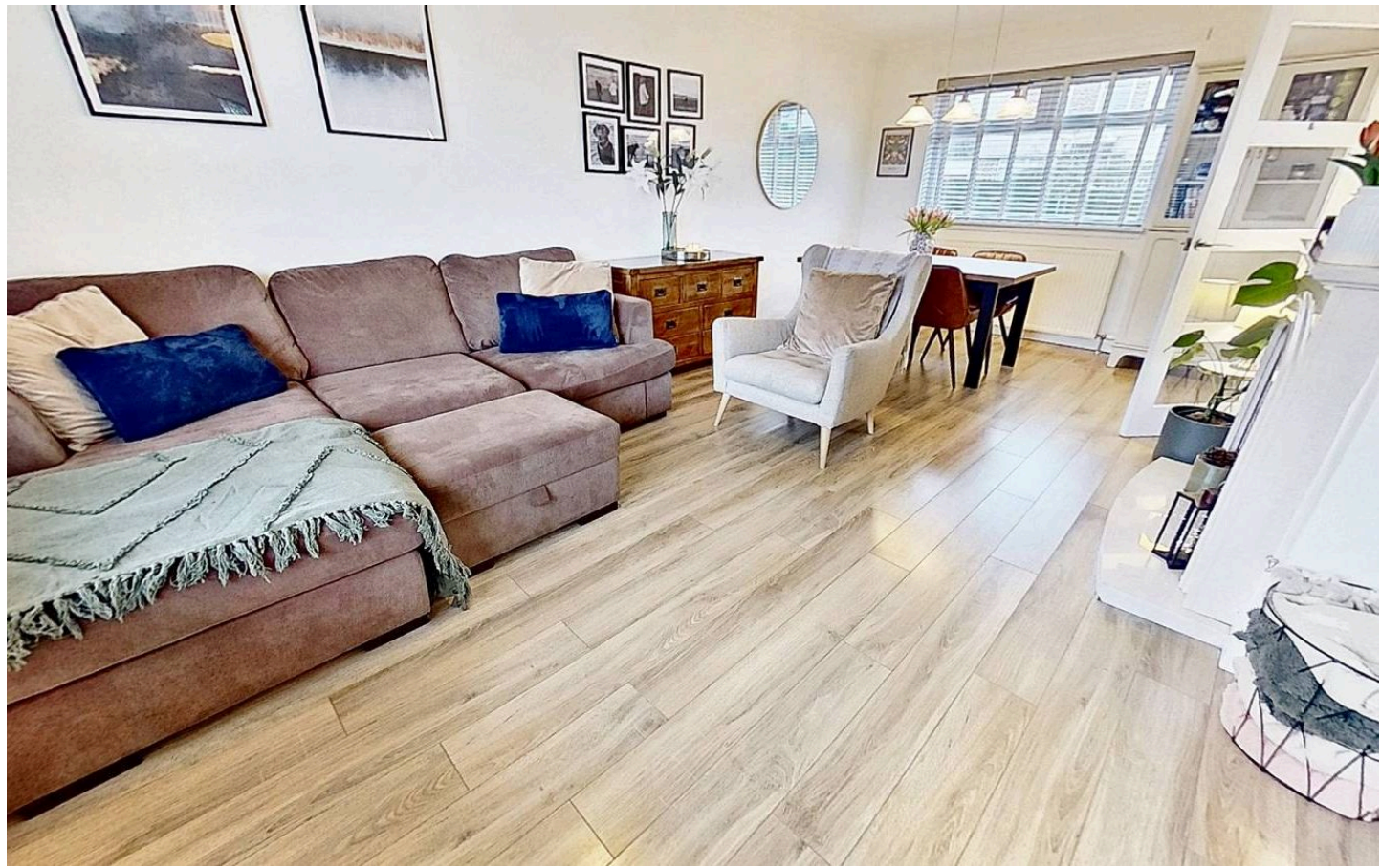
Bathgate, Bathgate

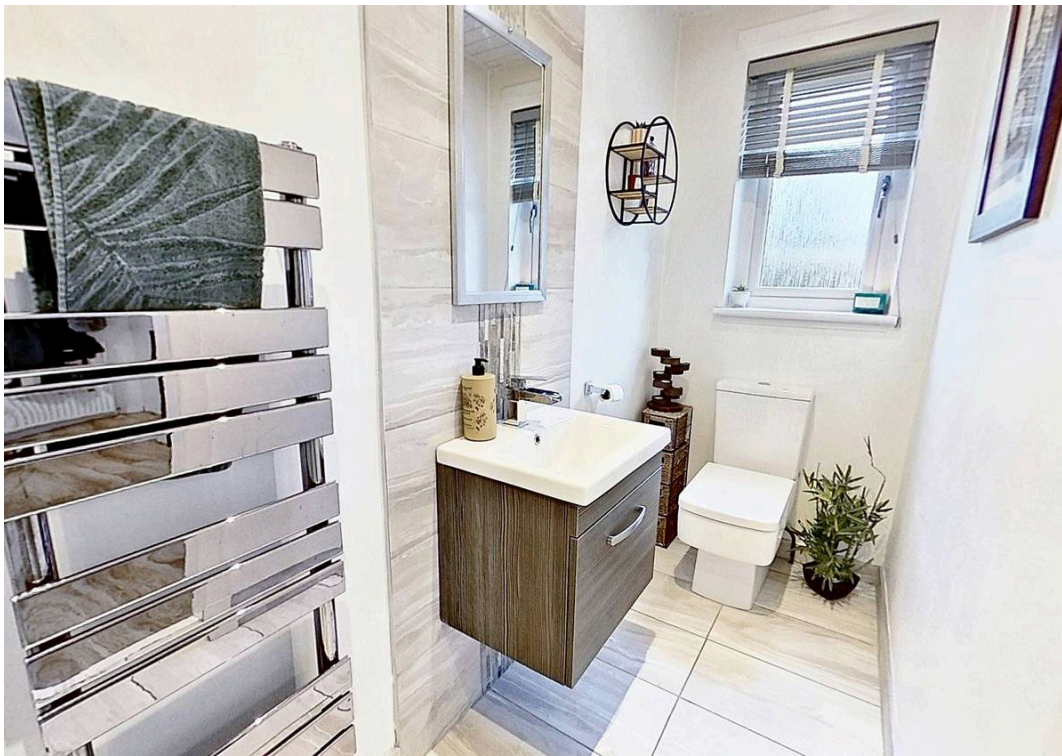
Commanding a prime, cul-de-sac position set within the desirable Town of Bathgate this impressively versatile Detached villa will have instant a...

Council Tax band: E

Tenure: Freehold

- Well presented accommodation
- Cul-de-sac location
- Fitted Kitchen with integrated appliances
- Lounge/Dining Room with dual aspect windows
- Downstairs WC & Upstairs Bathroom
- Three double bedrooms, each with fitted wardrobes
- Garage and Gardens with large decked patio
- Close to primary and secondary schools
- Close to M8 linking Edinburgh and Glasgow
- Short Drive from Railway Station with ample parking
- UPVC double glazed windows with shutter blinds







Hall

Entrance to front via quality composite door with opaque double glazed insets leading to spacious hall which offers pristine decor and quality laminate flooring through to lounge/dining room and kitchen. Side facing window. Understair cupboard. Access to lounge/dining through white framed glass door. Door to shower room. Carpeted staircase with stylish glass balustrade and low level lighting leading to upper level.

Lounge/Dining Room

20' 8" x 11' 0" (6.30m x 3.35m)

A most relaxing spacious room enjoying dual aspect windows which adorns this room in an abundance of natural light. Gas fire with surround provide focal point. Ample space for dining furniture.

Fitted Kitchen

11' 8" x 7' 9" (3.56m x 2.36m)

Fully equipped with a generous range of modern high gloss base and wall mounted units with subtle wood-effect work-surfaces. Integrated eye-level microwave and dishwasher. Gas hob set below stainless steel chimney hood. Electric oven. Stainless steel sink set below window overlooking the rear garden. Square spot lights to ceiling. UPVC door providing direct access to the rear garden.

Downstairs Shower Room

10' 1" x 3' 6" (3.07m x 1.07m)

Featuring a stylish modern white three piece suite comprising fully tiled walk-in shower enclosure with rain shower, square set sink with waterfall tap set within quality vanity storage unit and dual flush WC. Chrome ladder radiator. Complimentary floor tiling. Opaque glazed window.

Upper Level

Carpeted staircase to upper landing and bedrooms. Stylish glass balustrade with subtle low level stair lights leading to upper level. Window to front.

Bedroom One

12' 2" x 11' 0" (3.71m x 3.35m)

Located to the rear of the property this well appointed and spacious room offers a double fitted wardrobe. The room



GARDEN

The property offers an open aspect garden to the front which is laid to lawn with planted borders. Pathway leads to the fully enclosed rear garden which also offers an area of lawn and a patio area. Double gated access to the rear of the garden and additional single gate lies adjacent to the property.

GARAGE

Single Garage

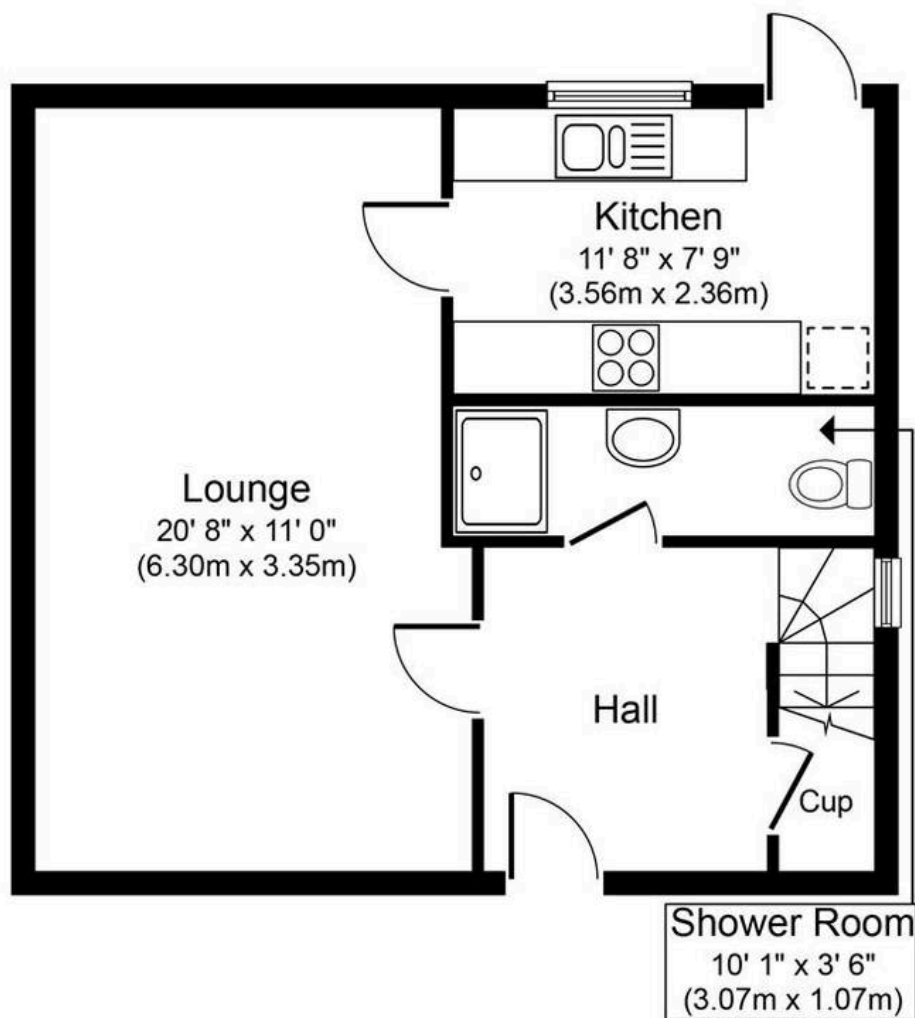
The property benefits from a single garage which offers power and light.

DRIVEWAY

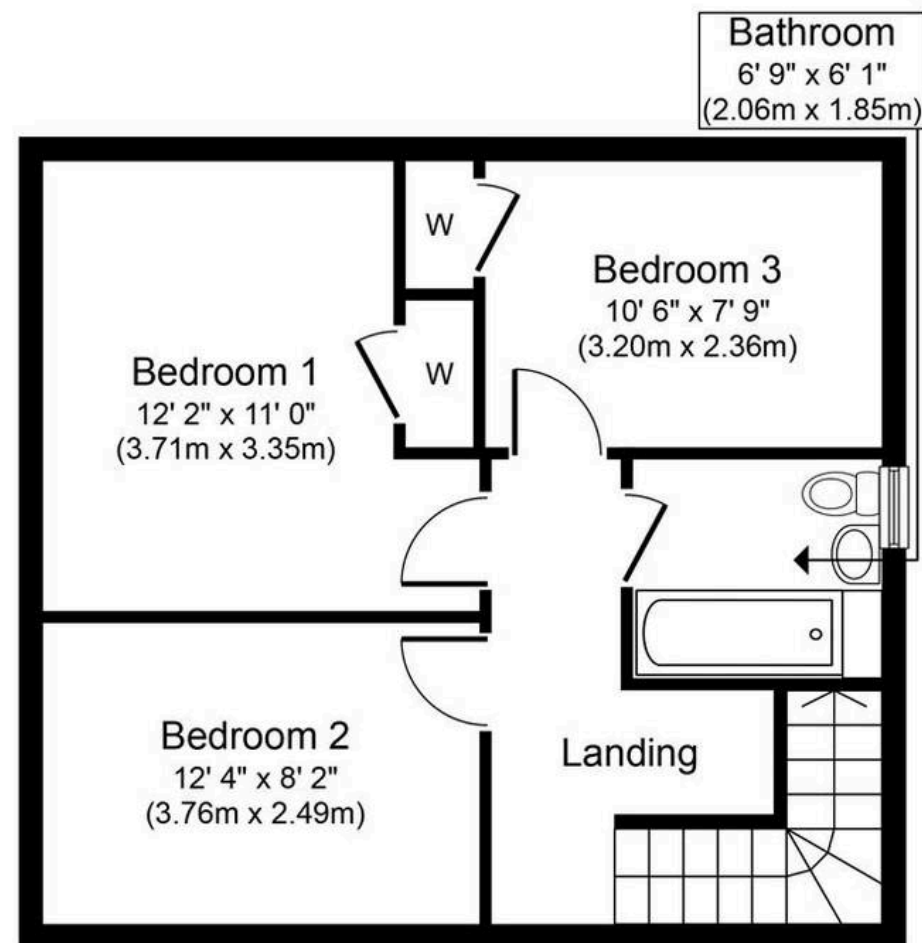
2 Parking Spaces

Tandem monobloc driveway.





Ground Floor
Approximate Floor Area
470 sq. ft.
(43.7 sq. m.)



First Floor
Approximate Floor Area
470 sq. ft.
(43.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn - EH52 5AG

01506 852000

info@knightbain.co.uk

www.knightbain.co.uk/

