



53 Windyknowe Crescent, Bathgate

In Excess of £155,000



## 53 Windyknowe Crescent

Bathgate, Bathgate

Carol Lawton at RE/MAX Estates - Linlithgow is delighted to present this stunning property newly refurbished 2-bed property with spacious lounge, modern kitchen & bathroom.

Generous double bedrooms.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



#### hall

8' 3" x 8' 4" (2.51m x 2.53m)

This nice, welcoming hallway features stylish laminate flooring and is warmed by a radiator, creating a cozy and inviting atmosphere. A central light fixture illuminates the space, enhancing its bright and airy feel. The hallway provides convenient access to the kitchen, lounge, and the upper level, ensuring a seamless flow between the main areas of the home. Its thoughtful layout and functional design make it a perfect introduction to the rest of the house.

#### lounge

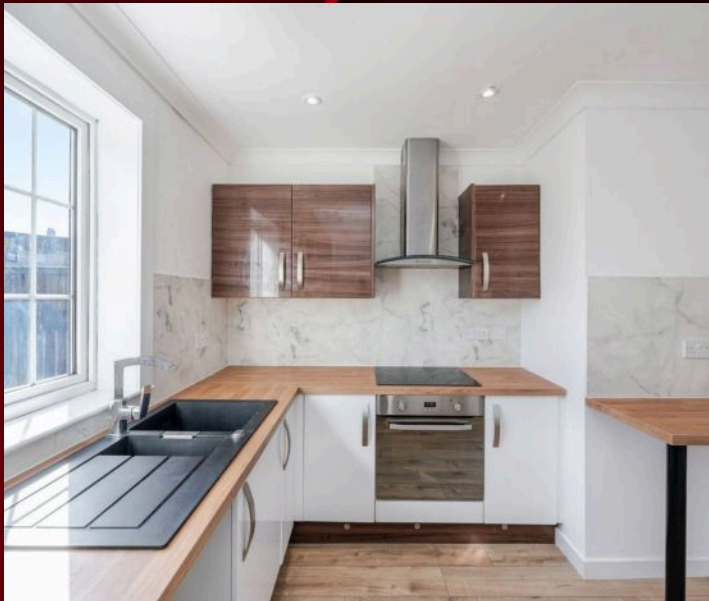
21' 7" x 10' 5" (6.57m x 3.18m)

This lovely, freshly decorated lounge offers a spacious and inviting atmosphere, with plenty of room for a dining table and chairs. A front-facing window fills the room with natural light, while a patio door at the rear opens out onto a decked area, perfect for enjoying outdoor space. The room features two central light fixtures, creating a bright ambiance, and the laminate flooring adds a modern touch while being easy to maintain. With ample space, radiators for comfort, and a well-thought-out layout, this lounge is both functional and cozy.

#### kitchen/ breakfast room

12' 10" x 10' 4" (3.92m x 3.16m)

This modern, stylish kitchen is generously sized and offers a sleek and functional design. A rear-facing window provides a pleasant view, while a side door adds extra convenience. The room is warmed by a radiator and features spot ceiling lighting, creating a bright and welcoming atmosphere. With numerous storage cupboards, a hob, oven, and extractor fan, the kitchen is equipped for all your cooking needs. A freestanding fridge/freezer and a composite sink with a modern mixer tap offer both practicality and style. The splashback finishes add a contemporary touch, and the new flooring enhances the space further. An added large breakfast bar provides additional seating and makes the kitchen perfect for both cooking and casual dining.





### **bathroom**

8' 10" x 4' 11" (2.69m x 1.50m)

This modern bathroom boasts a sleek design with a side-view window that fills the space with natural light. The heated towel rail adds a touch of luxury, while the vinyl flooring offers both style and durability. The wet wall splashback behind the bath with an overhead electric shower and glass screen creates a contemporary, clean look. A stylish vanity sink with a mixer tap complements the space, offering both practicality and elegance. The modern WC is seamlessly integrated, and spotlighting throughout the room highlights the sophisticated design, making it a perfect retreat.

### **bedroom 1**

15' 7" x 9' 9" (4.75m x 2.98m)

This good-sized double bedroom features a front-facing window that lets in plenty of natural light. The new carpet flooring adds a cozy feel, while the central ceiling light provides ample illumination. A radiator ensures the room stays warm and comfortable. The large storage cupboard offers convenient space for organizing belongings, and the room has been freshly redecorated, creating a bright and inviting atmosphere. With plenty of room for freestanding furniture, this bedroom provides both comfort and versatility.

### **bedroom 2**

10' 6" x 9' 9" (3.19m x 2.98m)

The second bedroom is an excellent size, offering plenty of space and featuring two sets of double fitted wardrobes, providing ample storage for clothing and personal items. A rear-facing window offers a lovely view of the garden, bringing in natural light and creating a peaceful atmosphere. The room has been freshly painted, enhancing its bright and inviting feel, and the new carpet flooring adds warmth and comfort. A central light fixture and a radiator complete the room, ensuring it's both functional and cozy.

### **Front Garden**

The front garden is elevated, offering a lawn area and a paved section for easy access. Steps lead up to the front door, creating a welcoming entrance. A decorative front wall adds character and enhances the overall curb appeal.



53 Windyknowe Crescent, Bathgate, EH48 2BT



Ground Floor  
Approximate Floor Area  
409 sq. ft  
(38.03 sq. m)

First Floor  
Approximate Floor Area  
409 sq. ft  
(38.03 sq. m)

Approx. Gross Internal Floor Area 818 sq. ft / 76.06 sq. m

Illustration for identification purposes only. Measurements are approximate, not to scale.  
Produced by Elements Property

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive  
2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England, Scotland & Wales

EU Directive  
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