





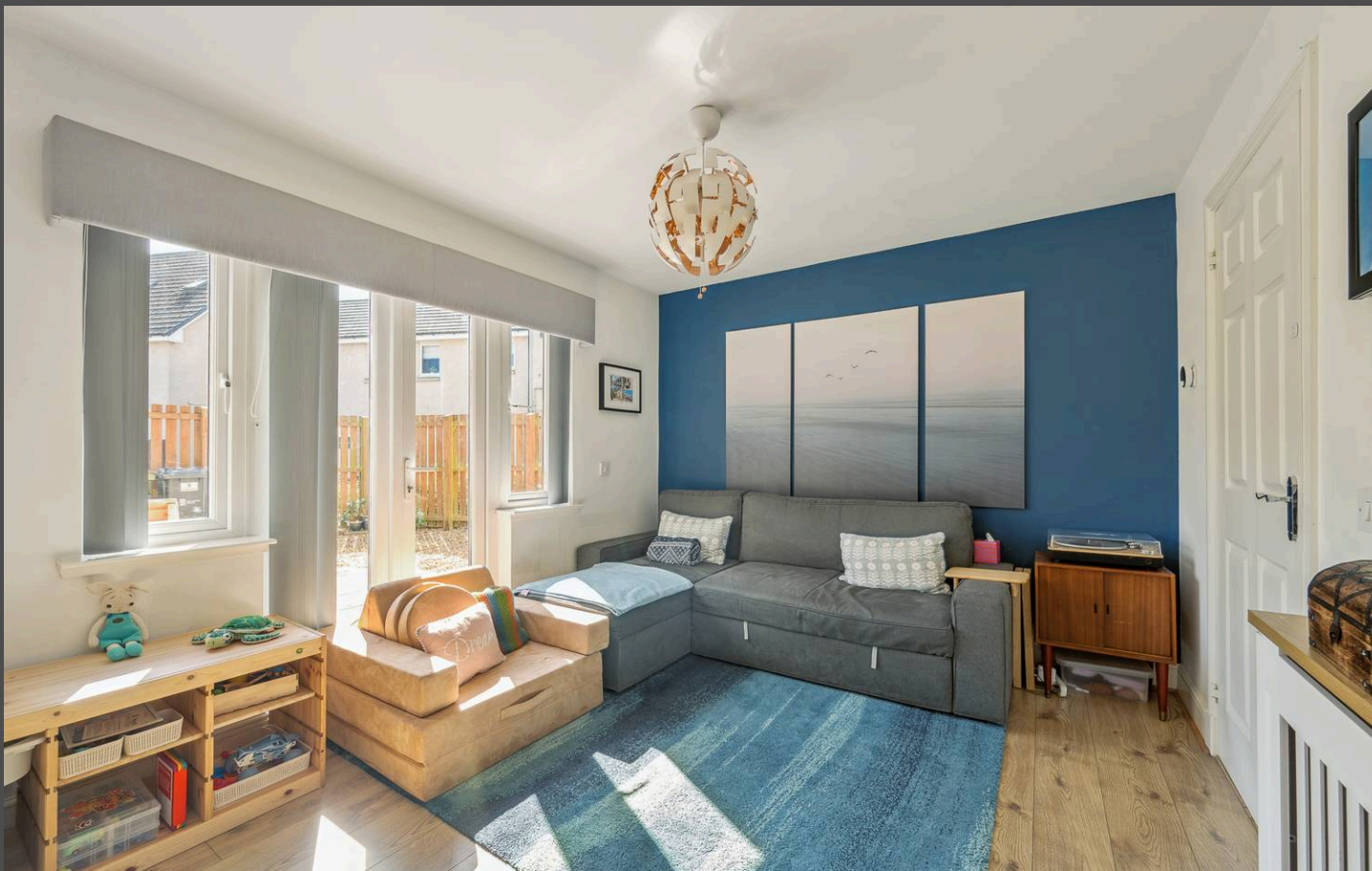
## 2 Brown Crescent

Welcome to 2 Brown Crescent, a beautifully presented three-bedroom terraced house that combines stylish living with exceptional functionality. Situated in the highly desirable area of Bathgate, this stunning property boasts a spacious layout, high-quality finishes, and a prime location with easy access to local amenities and transport links. Ideal for first-time buyers, young families, or professionals seeking a modern, convenient home, this property truly offers something special.

As you enter, you're welcomed by a bright and inviting hallway. To the left, a convenient downstairs WC provides a practical addition to the home. Moving through the hallway, the heart of the home opens up before you.

The spacious kitchen is situated at the front of the property and is a true highlight. The large bay windows fill the room with natural light, creating an airy and welcoming atmosphere. This fantastic kitchen provides ample storage with modern neutral cabinetry, plenty of counter space, and room for additional furnishings, making it perfect for family cooking or entertaining. With high-quality appliances and plenty of room for a dining area, this kitchen is both stylish and functional—ideal for everyday living.

To the rear of the property, the lounge offers a spacious, comfortable retreat. With large patio doors leading directly into the suntrap South East facing rear garden, this room is flooded with natural light, creating a bright and welcoming space. Whether you're enjoying a quiet evening in or hosting friends and family, the lounge offers ample space for relaxation and entertainment.



Upstairs, the property offers three generously sized bedrooms. The principle bedroom is a standout, featuring a bright and neutrally decorated ensuite with shower. The room's contemporary design and ample space make it the perfect private retreat. It comfortably accommodates a king-size bed and benefits from a built-in cupboard, offering both style and practicality. The second bedroom, currently used as a home office, is a versatile and spacious room that can easily accommodate a double bed. It also features a built-in storage cupboard, adding to the room's functionality and helping keep everything neatly organized.

The third bedroom is a well-proportioned, light-filled room, currently utilised as a child room, this space offers the flexibility to be used as a bedroom, guest room, or a home office, depending on your needs.

The family bathroom is stylishly finished, including a bath with an overhead shower—ideal for a quick refresh or a long soak. The bathroom is designed with practicality in mind while providing a calm, serene atmosphere.

Step outside into the rear garden, which is a true suntrap, offering a fantastic space to enjoy the outdoors. The low-maintenance garden features a beautiful decking area, perfect for alfresco dining, entertaining, or simply soaking up the sun in a private, tranquil setting.

The property also benefits from allocated parking, ensuring a secure space for your vehicle, as well as plenty of visitor parking, making it convenient for guests.

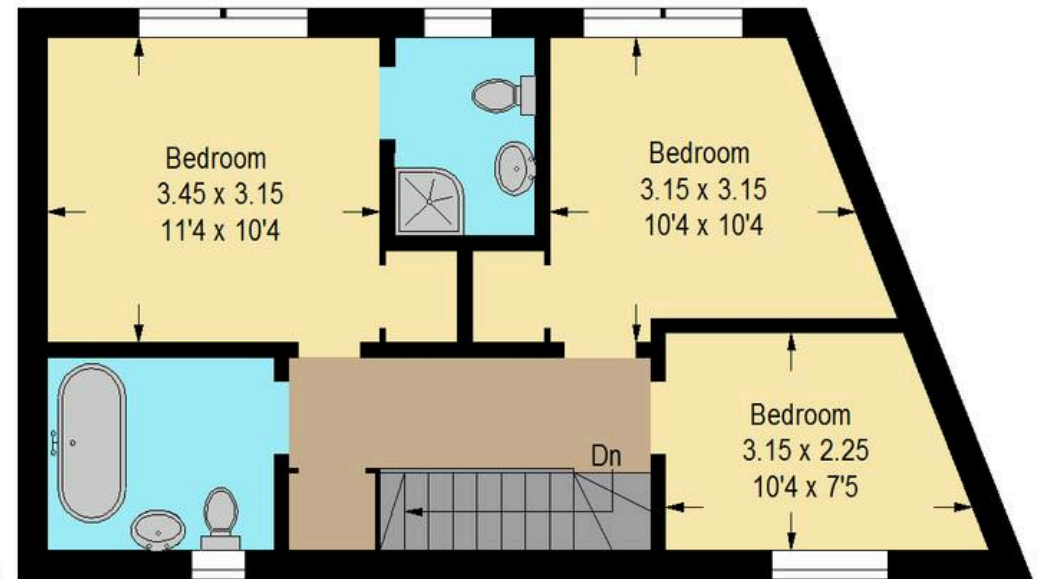




Approximate Gross Internal Area = 93.1 sq m / 1002 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1188443 / Ref:90341)



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