



7 Inchcross Park, Bathgate

Offers Over £240,000



7 Inchcross Park

Bathgate

Welcome to Inchcross Park, Bathgate, a spacious and beautifully presented three bedroom semi detached home, enjoying a wonderfully private position within a quiet courtyard style setting, reminiscent of a peaceful cul de sac. Tucked away from passing traffic, the property immediately impresses with its sense of seclusion, while offering internal proportions that rival – and in many cases exceed – those of some three bedroom detached homes.

Stepping inside, you are welcomed by a bright entrance hallway where striking dark wooden flooring flows seamlessly throughout the ground level, creating a warm and contemporary first impression. Subtle LED spotlights traces the edges of the floor, adding a soft ambient glow that enhances both the sense of space and the home's modern aesthetic.

To the left, the living dining area unfolds as a fantastically proportioned, light filled space. There is generous room at the front of the room for a full dining table, ideal for both everyday meals and entertaining.

Towards the rear, the comfortable seating area provides a relaxing retreat, beautifully framed by patio doors that draw in natural light and lead directly out to the decking area. The décor is cohesive and stylish, complemented by an LED border detail that accentuates the room's clean lines, while bright lighting further emphasises the airy, open feel.

Returning to the hallway, the downstairs bathroom is conveniently positioned on the right hand side. Finished in a crisp, contemporary style, it offers practicality without compromising on presentation.

Straight ahead, the kitchen sits at the heart of the home. Thoughtfully designed, it provides excellent worktop and storage space alongside room for a dining table, making it both highly functional and sociable.



The modern cabinetry and sleek finishes are enhanced by natural light from the window, while a second external door offers direct access to the rear garden, a feature that adds exceptional everyday convenience. Ascending the staircase, the eye is immediately drawn to the stunning feature wallpaper lining the stairwell. Rich in texture and tone, it creates a striking design statement, beautifully enhanced by natural light from the window and the gentle glow of uplighters, which together add depth and character to this transitional space.

On the upper landing, turning left leads you into the principal bedroom suite. Currently configured with a king size bed, this elegant room benefits from built in mirrored wardrobes that reflect light and enhance the feeling of space. The décor is calm, neutral, and inviting, a true sanctuary for rest and relaxation.

Adjacent lies the family bathroom, styled as a luxurious four-piece suite. It features a spacious double walk in shower, a large bath ideal for unwinding and sleek wet wall panelling that delivers both visual appeal and low maintenance practicality. The overall finish is contemporary, clean and refined.

Bedroom two is positioned at the end of the corridor, overlooking the rear garden. Generously sized, it comfortably accommodates a double bed and benefits from built in wardrobes, while still allowing space for additional furnishings.

Bedroom three sits to the front of the property, enjoying views across the quiet courtyard setting. Currently arranged with a single bed, the room can easily accommodate a double if desired and also includes built in wardrobes, making it an ideal guest room, nursery or home office.

Externally, the garden has been thoughtfully designed to maximise both enjoyment and practicality. A dedicated decking area provides a private sun trap, perfect for relaxing or entertaining, while the rear section has been opened up and monoblocked to create a private driveway. Although residents can park within the courtyard, having your own designated parking space to the rear is exceptionally convenient, allowing direct access straight through the back door.





Inchcross Park is ideally positioned within Bathgate, a thriving West Lothian town well known for its excellent amenities and commuter links. The town centre offers a wide selection of shops, cafés, restaurants, leisure facilities and well regarded schooling. Bathgate railway station provides direct services to both Edinburgh and Glasgow, making it a superb choice for commuters, while the nearby M8 motorway ensures swift access across the central belt. With a blend of established residential surroundings, green spaces and everyday conveniences, this location remains consistently popular with a broad range of buyers.

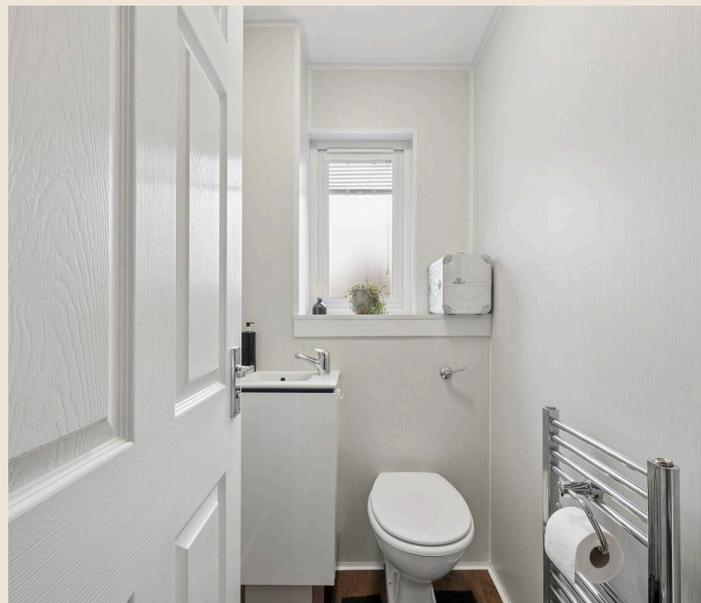
Home Report Value- £250,000

EPC - C

Council Tax Band - E

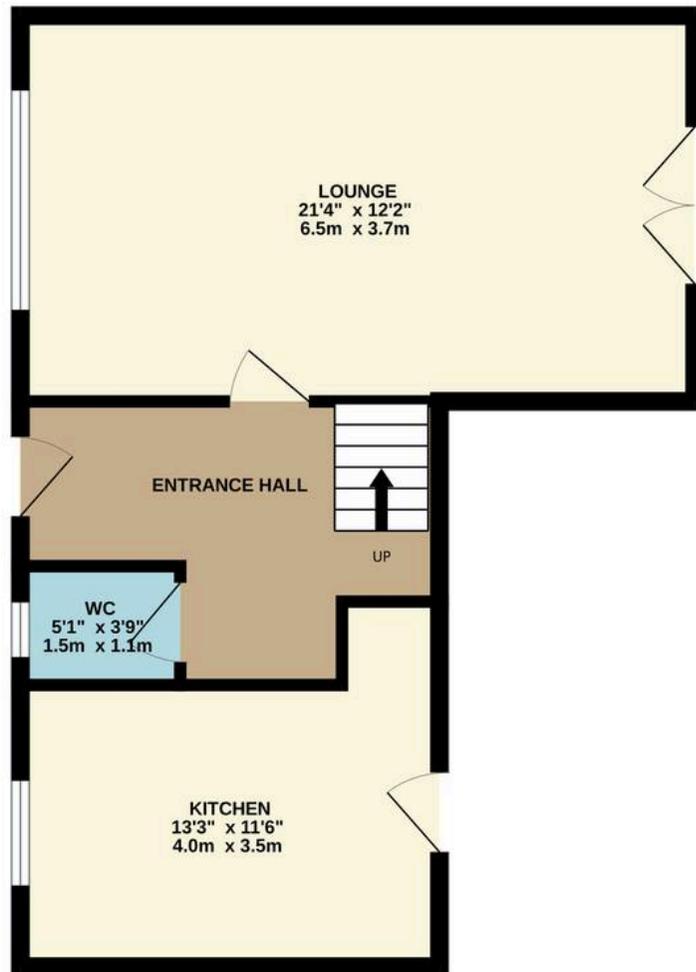
Square Ft- 1098/ 102m²

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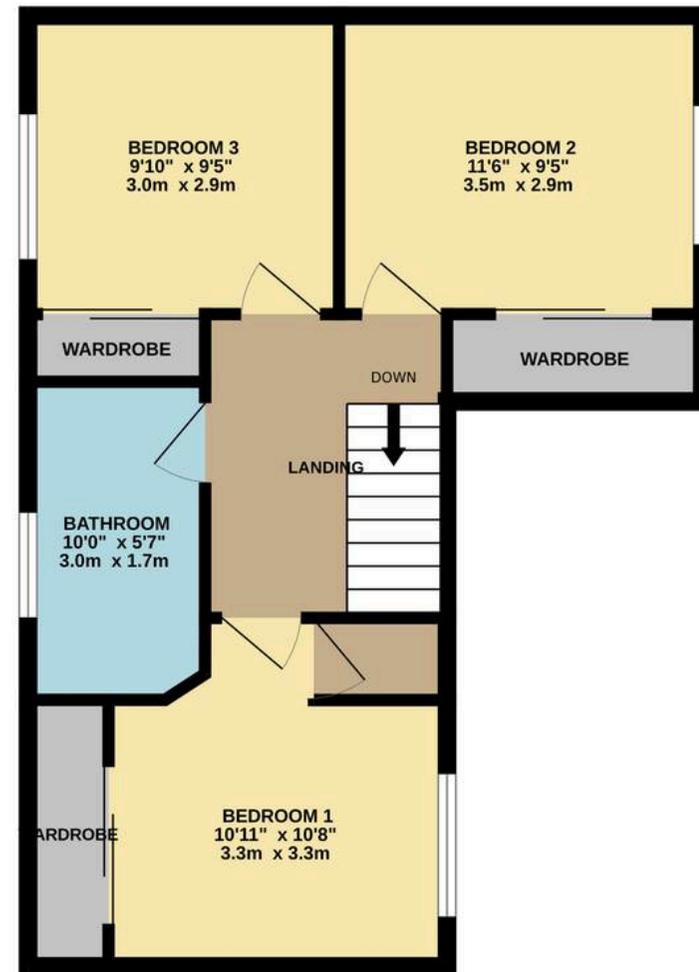




GROUND FLOOR



1ST FLOOR



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