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19 Renton Drive, Bathgate, EH48 2RE

Offers Over £245,000

We ARE conducting safe viewings at this time, under strict covid 19 rules
KnightBain are pleased to present to the market this spacious 4 Bedroom Detached Villa situated in a quiet cul-de-sac with open views to the front in the ever popular Wester Inch Village of Bathgate.

The well presented accommodation also comprises lounge with French doors leading to delightful south facing garden, fitted kitchen/dining/family room with integrated appliances, downstairs WC, master bedroom with ensuite shower room, family bathroom with electric shower, summer house, gas central heating with a condensing boiler, UPVC double glazing, garage and double monobloc driveway.

- Four Good Sized Bedrooms
- UPVC/Glass Summer House
- Condensing Boiler
- EPC - C
- Master Ensuite Shower Room
- Open outlook to front
- Integrated appliances
- Fitted Kitchen/Dining Family Room
- Delightful south facing rear garden/astro turfed, large patio, raised flower and vegetable beds
- Downstairs WC

Hall

Access through door with opaque glazed insets. Doors to lounge, kitchen/dining/family room, downstairs WC. Carpeted staircase to upper landing and bedrooms. Karndean flooring through hall, kitchen/dining/family room and downstairs WC. Radiator 3-way light fitting.

Lounge

16'1" x 10'11" (4.90m x 3.33m)

Spacious sitting room with French doors and windows to side leading to lovely rear garden. Fitted carpet, radiator, 4-way light fitting.

Fitted Kitchen/Dining/Family Room

27' x 8'11" (8.23m x 2.72m)

Spacious room offering flexible space for entertaining, eating or playing. The kitchen area is fitted with base and wall mounted units, drawers, gas hob, electric fan assisted oven, extractor hood, integrated washing machine, dishwasher and fridge/freezer, 1.5 bowl stainless steel sink, side drainer and mixer tap, and complementary worktops with tiling above. Opaque glazed door to side garden. Dual aspect windows, the front offering open aspect. Two radiators, downlighters, 3-way light fittings.

Downstairs WC

Fitted with rectangular wash hand basin with mixer tap and cupboard under and dual flush WC. Tiled to dado height. Chrome vertical radiator.

Upper Landing

Doors to bedrooms, bathroom and hatch to attic.

Master Bedroom

12'9" x 10'7" (3.89m x 3.23m)

Good sized double bedroom with front facing window and roller blind offer amazing open views. Fitted wardrobe concealed behind sliding doors. Door to ensuite shower room. Radiator.

Ensuite Shower Room

12'2" into shower x 4'11" (3.71m into shower x 1.50m)

Fitted with pedestal wash hand basin and mixer tap, dual flush WC and fully tiled shower cubicle. Opaque glazed window. Shelved over stair cupboard. Vinyl floorcovering, chrome vertical radiator.

Bedroom Two

13'5" x 8'2" (4.09m x 2.49m)

Double bedroom with rear facing window. Fitted wardrobe concealed behind sliding doors. Radiator.

Bedroom Three

10'10" x 9'5" (3.30m x 2.87m)

Another double bedroom with rear facing window. Radiator.

Bedroom Four

10'10" x 7'2" (3.30m x 2.18m)

Good sized fourth bedroom with rear facing window. Radiator.

Bathroom

Good sized bathroom fitted with pedestal wash hand basin and mixer tap, dual flush WC and bath with mixer tap, electric shower and glazed screen over. Opaque glazed window. Vinyl floorcovering, chrome vertical radiator.

Garage

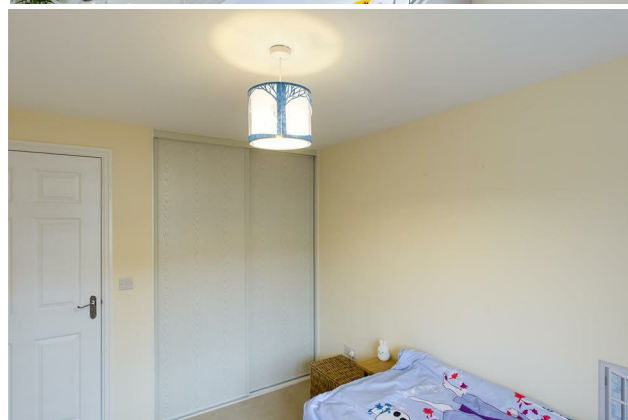
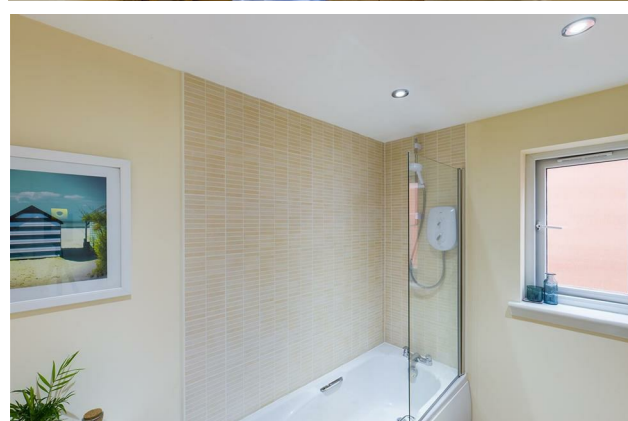
Integral garage with up and over door, power and light.

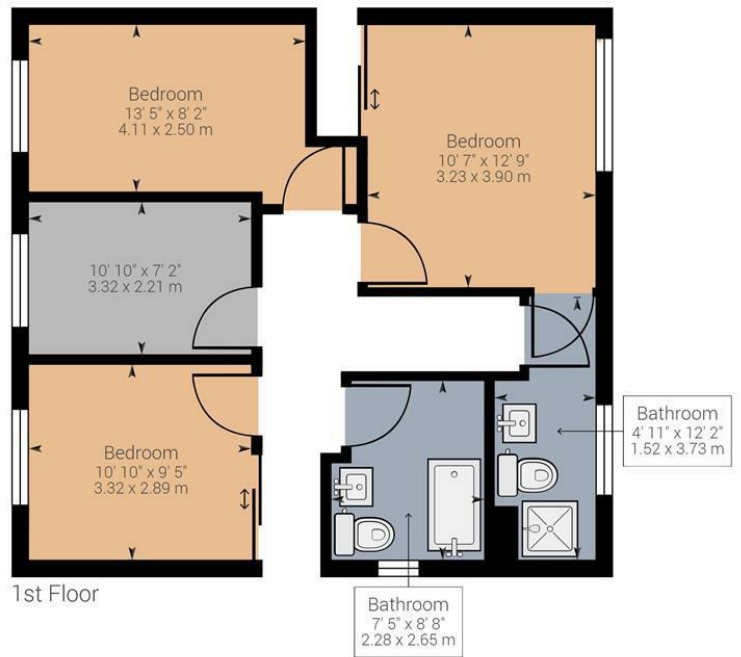
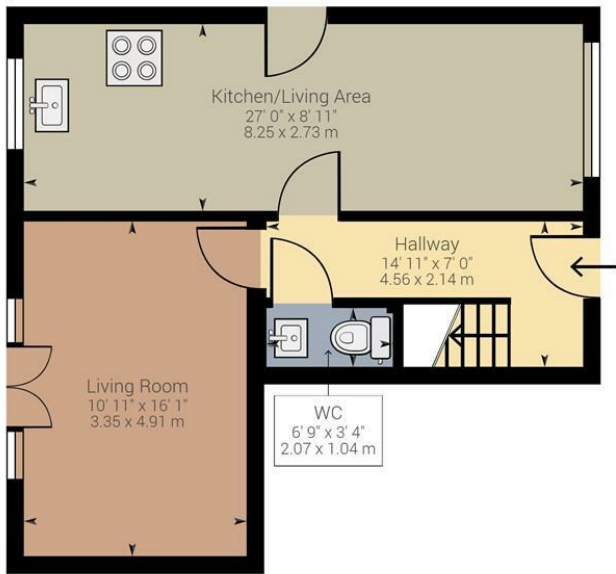
Gardens

Small front garden laid to grass and delightful rear garden with a large patio area, raised astro turfed area, and raised flower and vegetable beds. Garden shed. Double monobloc driveway to front.

Summer House

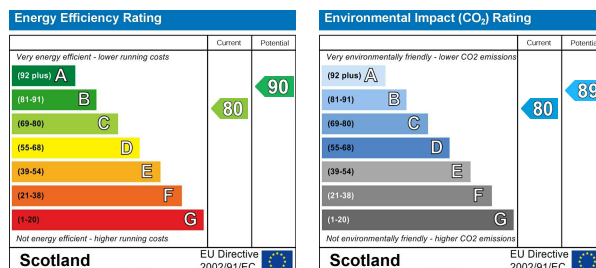
UPVC/double glazed summer house ideal for relaxing in to enjoy the delightful garden. Two sides UPVC offering privacy and two walls sliding double glazed doors.





While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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KnightBain not only offer estate agency and lettings services but Conveyancing and Financial Advice

These particulars, whilst carefully prepared, are not warranted.

Prospective purchasers should make their own enquiries to confirm the details of this property.

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