



2 Galabraes Crescent

Bathgate, EH48 4DT

Offers over £250,000



Located within a peaceful, rarely available setting on the outskirts of Bathgate, this 3 bedroom detached property offers a wonderful home for a range of buyer motivations. Galabraes Crescent lies a short distance from the centre of the town but is surrounded by scenic countryside views and walks, offering a degree of tranquility yet remaining close to the major amenities. Bathgate enjoys a convenient position along the M8 corridor with its own junction onto the motorway and a train station that offers a regular service to Edinburgh and Glasgow, proving the location to be well suited to commuting professionals. Those with a young family will find Balbardie Primary School in short walking distance, whilst older children will find Bathgate Academy in around 2 miles from the property. Bathgate town centre offers an impressive selection of national and independent retailers, alongside a choice of cafes, bars and restaurants. Renowned Bathgate Golf Club and Xcite Leisure Centre are key recreational pursuits for those looking to keep fit and healthy.



Client Comments

"Galabraes is a lovely, friendly place to live surrounded by fields and woodland! There are lots of lovely walks on the doorstep."

Description

The property offers over 1000 sqft of accommodation that would be perfect for a family looking to move up the ladder in search of a next time home. A well-proportioned main living room is complimented by a spacious dining kitchen that spans the rear of the property, offering comfortable space for everyday meals or entertaining friends and family. To the upper level are the 3 good sized bedrooms, each appointed with fitted storage space to perfectly assist with daily needs, with a further linen cupboard found to the hallway. A contemporary shower room with 3 piece suite completes the accommodation whilst gas central heating and double glazing offer further practical comfort. A driveway to the front allows off-street parking for one car, whilst a garage with electric operated door runs the side of the property to offer additional parking, storage or conversion potential if desired. The property enjoys a wonderful rear garden that has been landscaped to make the most of the sunny weather, including a raised decked terrace to the side and well manicured lawn.

Location

The ever popular town of Bathgate features an impressive array of amenities to satisfy everyday living. A number of supermarkets within the town complement a traditional high street, featuring a wide range of local shops, bars and restaurants. A sports centre includes a swimming pool, gym, football and tennis courts, whilst Bathgate Golf Club enjoys an illustrious history and a highly regarded 18 hole course. There is a good choice of schooling in the area from primary through to secondary level with numerous out of school activities for children to enjoy throughout the town. Travel within the area is well catered for too with an M8 motorway junction and a train station offering a fast and reliable service to both Edinburgh and Glasgow.

- Living Room 12'7" x 15'3" (3.84m x 4.65m)
- Kitchen 18'11" x 10'8" (5.79m x 3.27m)
- Bedroom 1 14'1" x 10'4" (4.30m x 3.17m)
- Bedroom 2 12'2" x 9'7" (3.73m x 2.94m)
- Bedroom 3 10'4" x 8'2" (3.16m x 2.50m)
- Shower Room 6'4" x 6'3" (1.94m x 1.93m)

Extras

All blinds, light fittings, curtain poles, curtains (except rear bedroom), cooker, washing machine, dishwasher, fridge and freezer included in the sale.

Key Info

Home Report Valuation: £255,000
Total Floor Area: 96m2 (1035 ft2)
Parking: Driveway & Garage
Heating System: Gas
Council Tax: E - £2724.94 per year
EPC: C

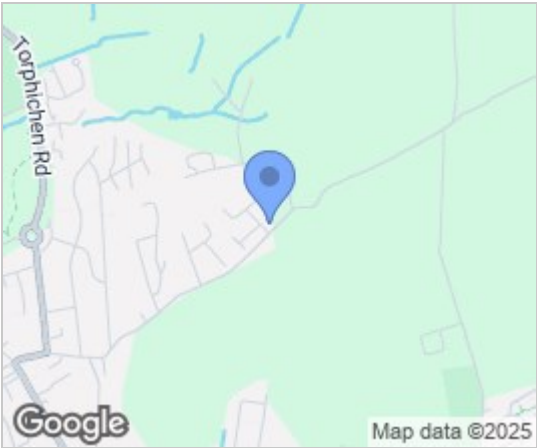
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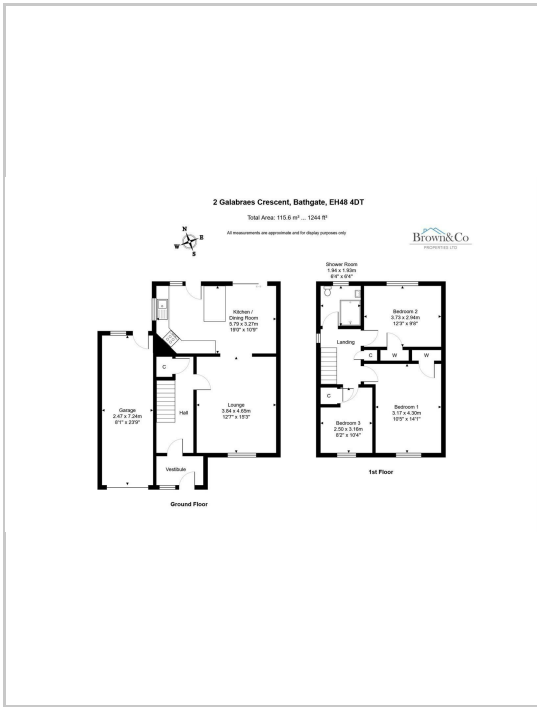
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Area Map



Floor Plans



Energy Efficiency Graph

