



## 19 John Dick Court

Bathgate, EH48 2GS

**Fixed Price £415,000**



An exciting opportunity to purchase a new build detached bungalow in the popular town of Bathgate! Ready for entry, this privately built 4 bedroom property in a peaceful setting off Race Road will be perfect for a range of buyer motivations. The prospective purchaser will have a potential to discuss the final finish with the builder directly, allowing a level of personalisation to suit individual taste.



Description

Situated on an excellent plot with double width driveway, the property is set in a quiet area but remains close to the heart of the town, with a short stroll leading to the many cafes, bars and restaurants within the town centre alongside a choice of independent and national retailers. Bathgate’s well-connected location to Edinburgh and Glasgow make this the perfect choice for those looking to escape the hustle and bustle of the city.

\*\*\*Please note a selection of photos have been digitally staged to allow an artist impression of how the property could be utilised.\*\*\*

Key features are as follows:

- Ready to be occupied subject to final habitation
- Spacious 145m2 Bungalow
- Double Glazing
- Air Source Heat Pump
- EV Charging Point
- Solar Panels
- Built under Architect Supervision
- Four Double Bedrooms
- Master En-Suite With Walk-In Wardrobe
- Fitted Wardrobes To Remaining Bedrooms
- Dining Kitchen With Feature Island & Utility
- French Doors To Private Patio

It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or complete the enquiry form on our website [www.brownandcoproperties.co.uk](http://www.brownandcoproperties.co.uk).

These particulars are produced in good faith and do not form any part of contract. Measurements are approximates, taken via a laser device at their widest point and act as a guide only.

Lounge 18'7" x 13'1" (5.67m x 4.00m)

Dining Kitchen 23'7" x 13'5" (7.20m x 4.10m)

Master Bedroom 14'9" x 12'8" (4.50m x 3.88m)

En-Suite 7'10" x 6'6" (2.40m x 2.00m)

Bedroom 2 11'9" x 9'10" (3.60m x 3.00m)

Bedroom 3 11'9" x 9'2" (3.60m x 2.80m)

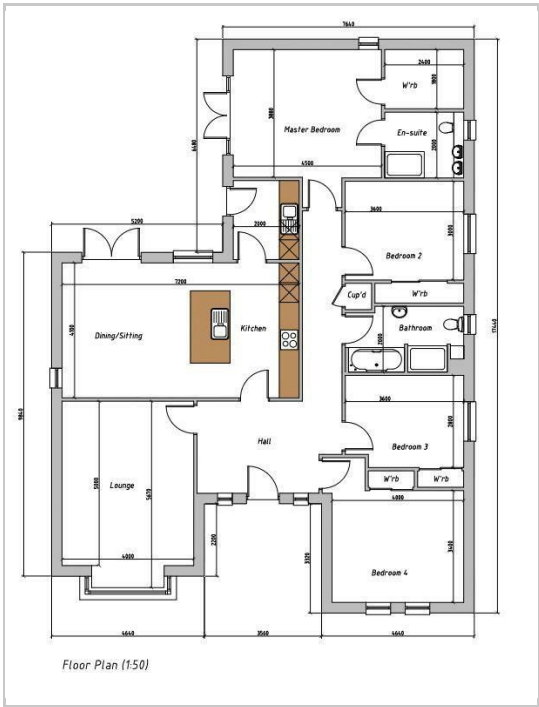
Bedroom 4 13'1" x 11'1" (4.00m x 3.40m)

Bathroom 11'9" x 6'6" (3.60m x 2.00m)

Area Map



Floor Plans



Energy Efficiency Graph

