



50 Chapman's Brae

Bathgate, EH48 4LH

Offers over £415,000



Set within the highly-sought after and seldom available Chapmans Brae in Bathgate, this impressive 5 bedroom detached property offers generous living space, modern finishes and superb versatility for family living. The location lies on the peaceful fringes of the town yet is within easy reach of the local amenities, reputable schooling and excellent array of transport links. Bathgate train station in particular is a valuable asset for commuters, with a regular service to Edinburgh and Glasgow and sizeable car park with a range of free parking spaces.

Offering a substantial internal footprint of over 2000 sqft, the home provides a space rarely found in today's newer build properties and is an ideal space for a family looking to grow. The property similarly enjoys a generous plot, tucked in a cul-de-sac at the top of the development boasting an attractive frontage, double garage and welcoming entrance that sets the tone for the quality throughout.



Client Comments

"This has been home to our many children and second home for grandchildren. We've now become empty nesters and it's time to move on. We've enjoyed the large rooms and large garden space and the tranquility of the small cul-de-sac. The bonus of extensive views and lovely sunsets have always been enjoyed and remarked upon."

Description

The ground floor boasts a good sized main living room, perfect for hosting family gatherings, with double doors leading through to the dining kitchen. This impressive space is the hub of the home and equally adept for everyday meals or accommodating dinner parties with friends and family. The stylish fitted kitchen features a range of sleek cabinets and integrated appliances, perfect to meet the needs of a culinary enthusiast. To the rear, a spacious conservatory offers an additional living space to relax overlooking the garden. Down the hallway, a sitting room is ideal for cosy evenings watching TV or as a playroom for families looking to contain toys to one space. A separate utility is adept for laundry needs, with additional storage and doorway into the garage. A ground floor WC offers everyday convenience.

Upstairs, the home continues to impress with 5 sizeable double bedrooms, with an impressive master suite including an en-suite shower room and a walk-in wardrobe. Further fitted storage and an additional en-suite is also included to bedroom 2, perfect for a teenager looking for their own space. The remaining 3 double bedrooms all also offer fitted wardrobes ensuring ample storage for a large family. A luxurious family bathroom features a contemporary 3 piece suite and tiling with large freestanding bath a striking feature. Each of the shower-rooms and bathroom have all been upgraded in recent years.

Externally, the property features well maintained garden grounds with the front laid to lawn alongside a large monoblock driveway to provide ample off-street parking opportunities. The double garage is currently split with stud partitions to be used as an office and storage space, but this could easily be reverted to offer secure parking if desired. To the rear, a decked terrace is ideal for summer BBQs and alfresco meals with well manicured lawn ready for all the family and any furry friends to enjoy.

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.

Vestibule 7'6" x 6'0" (2.30m x 1.84m)

Living Room 15'1" x 14'5" (4.60m x 4.40m)

Kitchen / Dining Room 25'6" x 9'4" (7.79m x 2.86m)

Sitting Room 13'4" x 9'4" (4.08m x 2.86m)

Utility Room 6'6" x 6'2" (2.00m x 1.90m)

Conservatory 14'8" x 13'0" (4.49m x 3.98m)

Bedroom 1 16'4" x 11'1" (4.99m x 3.38m)

Master En-suite 6'5" x 4'4" (1.96m x 1.34m)

Bedroom 2 13'10" x 9'4" (4.22m x 2.86m)

En-Suite 6'5" x 6'5" (1.97m x 1.96m)

Bedroom 3 16'4" x 11'0" (4.99m x 3.37m)

Bedroom 4 13'8" x 10'8" (4.18m x 3.27m)

Bedroom 5 13'8" x 10'6" (4.18m x 3.22m)

Bathroom 7'1" x 6'10" (2.18m x 2.09m)

Extras

All blinds, light fittings, floor coverings and integrated appliances included in the sale.

Key Info

Home Report Valuation: £420,000

Total Floor Area: 187m² (2015 ft²)

Parking: Driveway & Garage

Heating System: Gas

Council Tax: F - £3329.84 per year

EPC: C

Disclaimer

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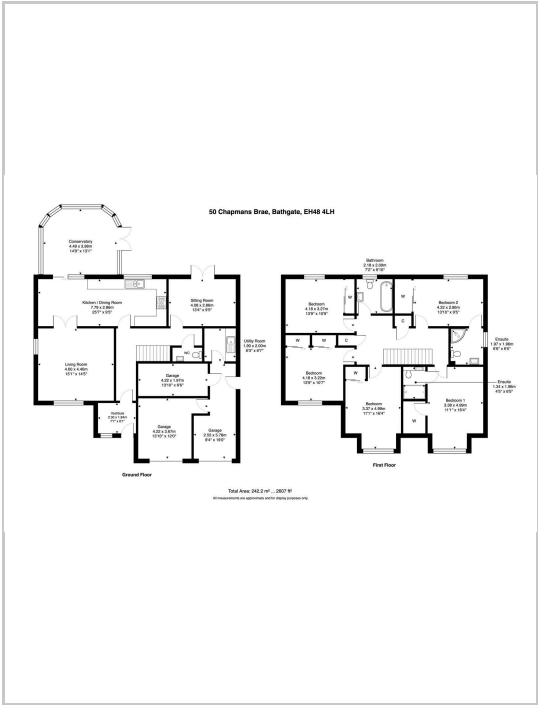
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Area Map



Floor Plans



Energy Efficiency Graph

