

# 20 Glenmavis Drive

BATHGATE, WEST LOTHIAN, EH48 4BZ



*FAMILY HOME WITH FANTASTIC  
OUTDOOR SPACE*



01506 537 100



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



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McEwan Fraser Legal is delighted to present this 4-bedroom semi-detached house in Bathgate. Warm welcoming and well cared for family home. The house showcases excellent views of the some of the Ben's and stunning countryside landscape. With a substantial outdoor space both decked and turfed. The property is a short 5-minute walk to Bathgate high street and 10-15 minute walk to the train station offering excellent links to both Glasgow and Edinburgh. Additionally, you have access to local busses and the M8, taking you to both Edinburgh and Glasgow.

Inside, the property comprises of a fully equipped kitchen with appliances and newly tiled splashback, and access to the back garden. Cosy living area, that also provides space for dining area, with ornate gas fire. Downstairs is bedroom 4, can also be used as an office space or a separate dining area. Leading upstairs in a neutrally decorated hallway comprises of 3 double bedrooms with ample storage, all with fantastic views. The family bathroom benefits from a 3-piece suite, a thermostatic shower and has been recently tiled.

In addition to this, the property includes ample on-street parking. This is a rare opportunity to acquire family home in a fantastic location.

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**Bedroom 1**







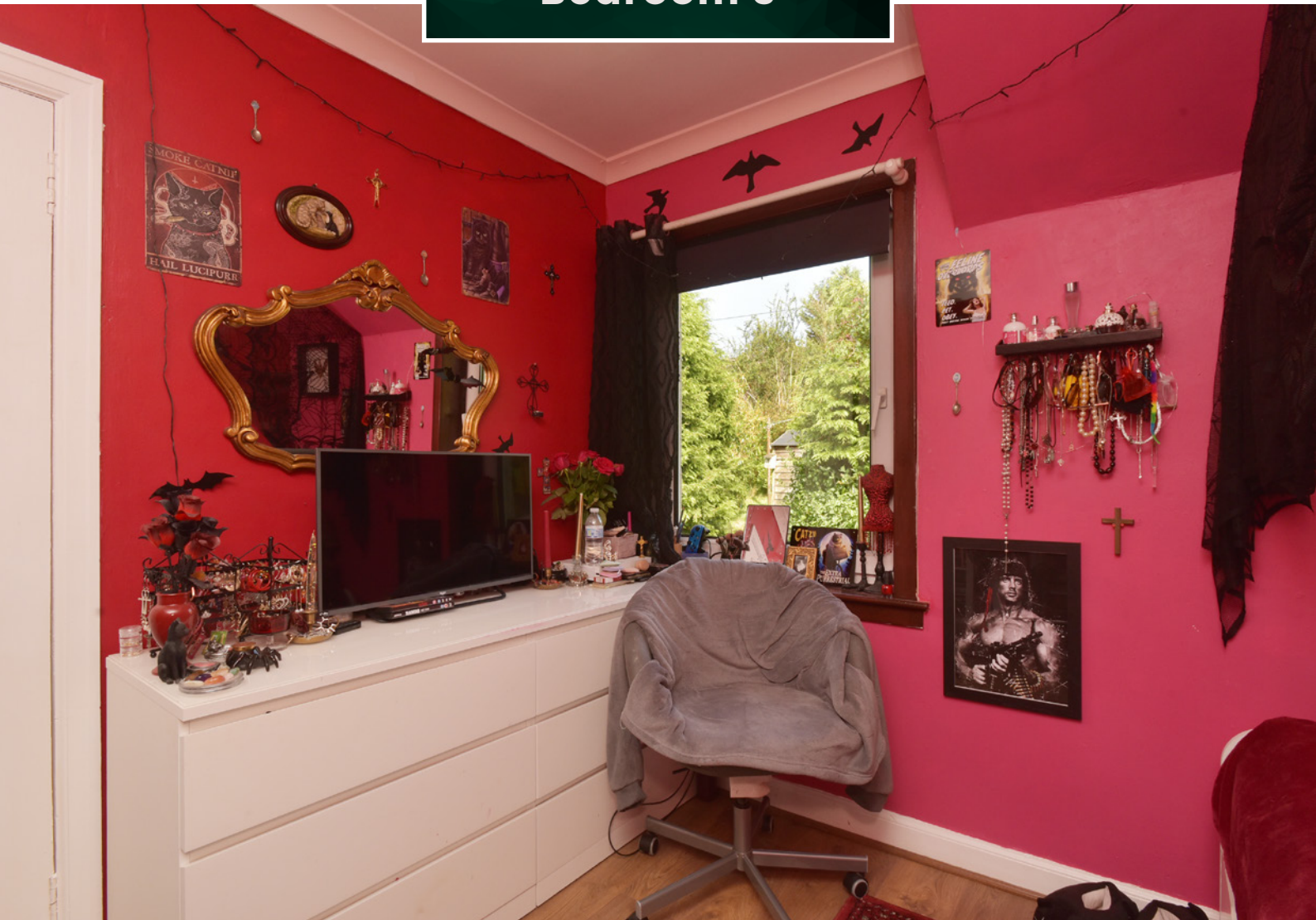
**Bedroom 2**







**Bedroom 3**



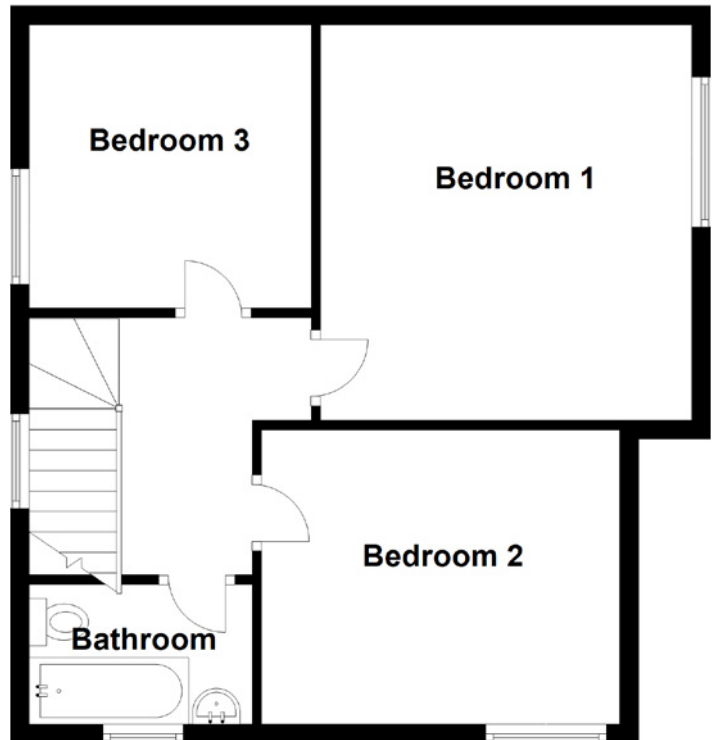












Approximate Dimensions

(Taken from the widest point)

Lounge	4.49m (14'9") x 4.17m (13'8")
Kitchen	3.00m (9'10") x 2.39m (7'10")
Bedroom 1	4.17m (13'8") x 3.91m (12'10")
Bedroom 2	3.77m (12'5") x 3.10m (10'2")
Bedroom 3	2.99m (9'10") x 2.97m (9'9")
Bedroom 4	3.18m (10'5") x 3.10m (10'2")

Bathroom	2.35m (7'8") x 1.47m (4'10")
WC	1.85m (6'1") x 1.09m (3'7")

Gross internal floor area (m<sup>2</sup>): 99m<sup>2</sup>

EPC Rating: D













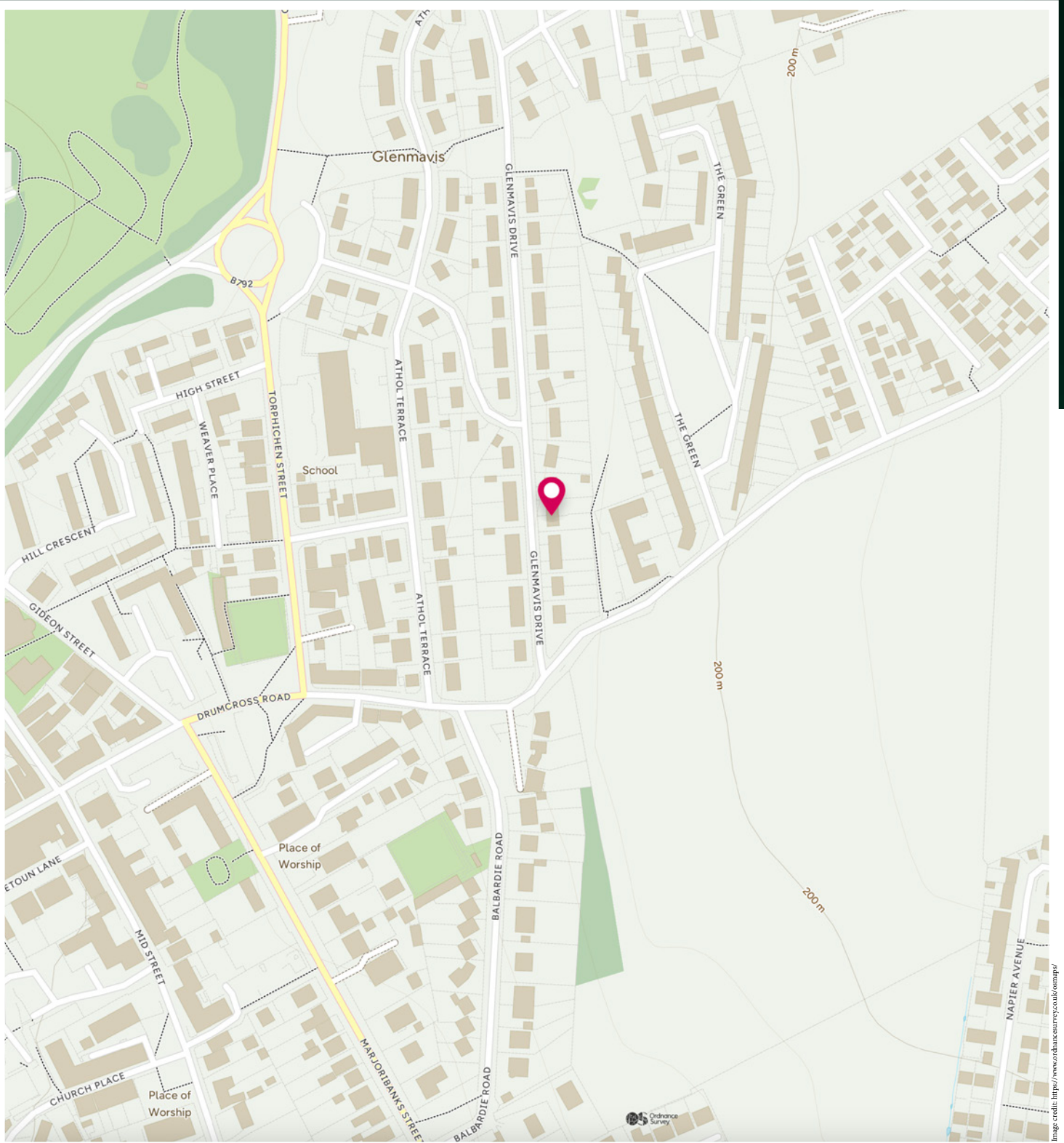
Bathgate in West Lothian is a charming town with easy access to essential amenities and transport links. Surrounded by picturesque countryside, Bathgate provides residents with a peaceful and idyllic environment. The area is characterised by rolling hills, lush greenery, and scenic views, offering a tranquil retreat from the hustle and bustle of urban life.

Bathgate enjoys convenient access to the nearby towns of Linlithgow and Livingston. Residents can easily reach Bathgate's amenities, including shops, supermarkets, healthcare facilities and schools, with Balbardie Primary School only one street away from the property, ensuring convenience for everyday needs. Bathgate train station is a 10-minute walk away and the nearby M8 motorway provides quick access to Edinburgh and Glasgow, ideal for commuters or those looking to explore the wider region. Additionally, regular bus services connect Bathgate to other nearby towns.

Nearby retail parks and shopping centres offer a variety of shops, supermarkets, and dining options, ensuring residents have access to everything they need close to home. Bathgate boasts a strong sense of community, with local events and activities bringing residents together. Whether participating in community initiatives or simply enjoying the natural beauty of the surroundings, residents of Bathgate can experience a close-knit and welcoming neighbourhood atmosphere.

## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01506 537 100

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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