



39 Sandpiper Common, Lesmahagow



39 Sandpiper Common

Lesmahagow

Niall McCabe & RE/MAX Select Bathgate are delighted to bring to the market this exceptional 4-bedroom detached villa, set on a fabulous plot within the ever-desirable Sandpiper Common, Lesmahagow. Part of a luxurious new development of executive homes just moments from the village centre, this property showcases a stylish finish, an impressive layout, and beautifully landscaped gardens – an outstanding forever home. Presented to an impeccable standard, it truly reflects the care and vision of its current owners.

The lower level offers an inviting flow of beautifully lit spaces. At the front, the lounge is bright, warm and welcoming, finished with elegant flooring and generous room for a full suite of furniture. To the rear, the impressive kitchen unfolds as an entertainer's dream, showcasing a broad range of premium high-gloss cabinetry and contrasting tiled flooring, complemented by an allocated dining area set beside bi-folding doors that open onto the garden. Bespoke shutters add a refined finishing touch. Adjacent sits a practical utility room, with the stunning two-piece downstairs W.C. conveniently located next door.

The upper level hosts four superbly spacious bedrooms, all neatly fanning off a charming hallway. The principal suite features fitted wardrobes, plush flooring and a beautifully styled en-suite shower room finished to perfection. The remaining three double bedrooms offer generous proportions, calm décor and serene outlooks for complete peace and tranquillity. A stylish family bathroom, set amongst gorgeous tiling and a glazed window, completes this impressive floor.

The exterior offers a gorgeous setting to relax and entertain, featuring an extended patio perfect for summertime BBQs, a generous lawn, and an elevated lawned section that provides flexible use for play or planting. The garden is neatly fenced to ensure excellent privacy and security. To the front, a beautifully presented garden sits beside a double driveway, ideal for families, with convenient access to the single integral garage.

- 4 Double Bedrooms
- Luxurious Formal Lounge
- Sleek Kitchen/Diner
- 3 Bespoke Bathrooms
- Private Gardens, Integral Garage & A Double Driveway







REMAX SELECT – *By Niall McCabe*

6 Whitburn Road, Bathgate – EH48 1HH

01506 532684 • bathgate@remax-scotland.homes •