



15 Marjory Place, Bathgate

Bathgate

Offers Over **£400,000**



15 Marjory Place

Bathgate, Bathgate

Welcome to Marjory Place, Bathgate, where this immaculately presented five-bedroom family home awaits to embrace you in comfort and style. Built in 2006, this residence epitomizes the quintessential family abode, nestled within the sought-after estate and offering a plethora of amenities within easy reach.

As you approach, the impressive design of this property commands attention, adorned with iron gates welcoming you into the driveway, culminating in a detached double garage. Instant curb appeal sets the tone for the elegance within.

Stepping through the entrance hallway, you're greeted by a sense of warmth and space. The generously sized lounge seamlessly flows into an additional living space, currently utilised as a home office, illuminated by French doors that open onto the rear garden. Ideal for relaxation.

For gatherings and entertaining, a separate dining room awaits, providing an intimate setting for family meals and hosting guests. The modern fitted kitchen, upgraded by the current owners, features integrated appliances including a fridge/freezer and dishwasher, ensuring culinary endeavours are a delight. Adjacent, a utility room offers added convenience, housing the recently replaced boiler.



Completing the ground floor is a downstairs toilet and bedroom 5, offering flexible living arrangements and currently serving as a snug. Further recent upgrades by the current owners include new flooring and external doors, enhancing the home's aesthetic and functionality.

Ascending to the upper level, four well-proportioned bedrooms await, two of which boast en-suite facilities, while all four feature fitted wardrobes, providing great storage solutions. A modern three-piece family bathroom caters to the needs of the household, ensuring comfort and convenience for all.

Externally, the low-maintenance south/west facing garden offers a private sanctuary whilst enjoying the sunlight, perfect for outdoor relaxation and enjoyment.

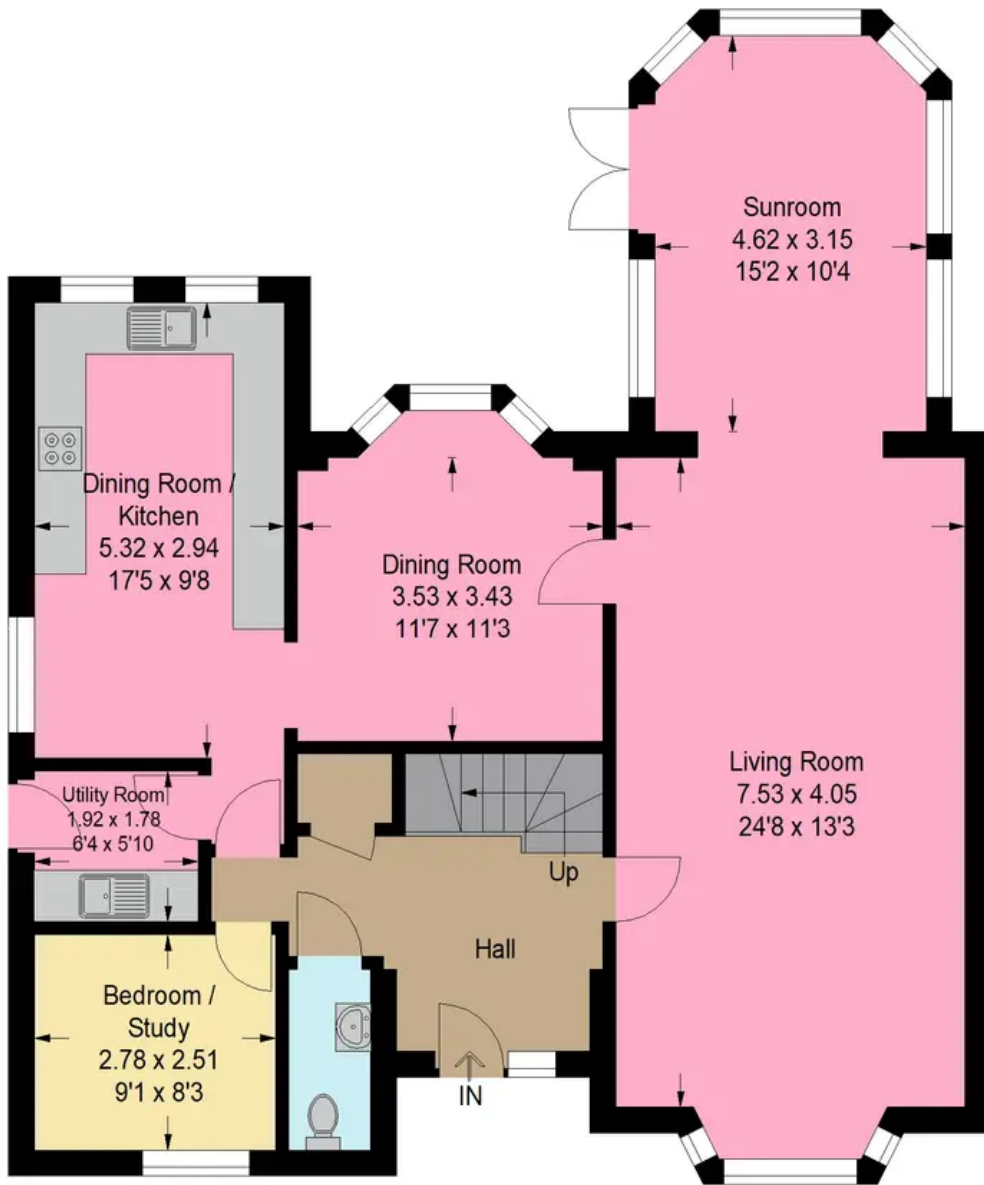
This home stands as a testament to the meticulous care of its current owners, evident in the thoughtful upgrades made over their tenure and the impeccable presentation that greets you at every turn.

With schooling within walking distance and the prestigious Bathgate Golf Club as your neighbour, this residence not only offers a stunning living environment but also a coveted lifestyle in one of Bathgate's most desirable locations. Don't miss the opportunity to make this your forever home.

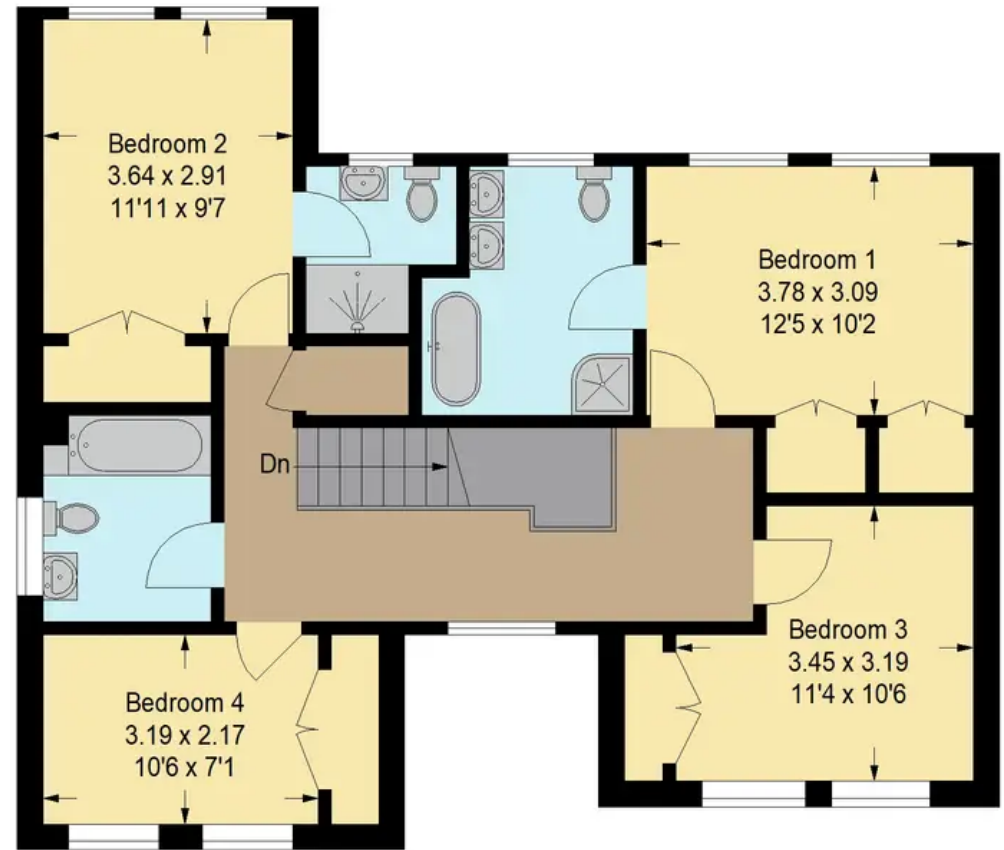




Approximate Gross Internal Area = 183.4 sq m / 1974 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1076123 / Ref:87888)



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