



53 James Young Road, Bathgate

Bathgate

Offers Over **£420,000**

53 James Young Road

Welcome to James Young Road, Wester Inch, where luxury meets functionality in this stunning Charles Church 'Blenheim' four/five bedroom detached home, a rare gem built in 2012. Nestled on a corner plot, this property exudes instant curb appeal with its double driveway and double garage, promising a warm welcome to its fortunate owners.

Step inside through the elegant entrance hallway, where the high ceilings elevate the sense of space and airiness throughout. The ground floor effortlessly balances relaxation and entertainment, with a bright lounge featuring French doors leading to the rear garden, and an open-plan kitchen diner boasting integrated appliances including a fridge/freezer, dishwasher, microwave, oven, and hob. The dining area also offers access to the garden through French doors, perfect for indoor-outdoor living.

Convenience meets style in the utility area, equipped with base and wall mounted units for additional storage, and granting easy access to the side of the home. A downstairs WC, adorned with half-height tiling and a chrome towel rail, adds a touch of luxury to everyday living. The versatile fifth bedroom, currently utilised as a sitting room/snug, presents endless possibilities, whether as a bedroom, home office, or more.



Ascend the staircase to a grand landing, where four further double bedrooms await, each exuding comfort and style. Three of these bedrooms feature fitted wardrobes, offering great storage solutions. The principal bedroom is a tranquil retreat, boasting abundant natural light, a walk-in wardrobe, and an en-suite shower room for added luxury in this bedroom suite.

Completing the internal accommodation is a four-piece family bathroom, featuring modern fixtures and a full-height chrome towel rail.



Garden

Outside, the immaculately landscaped rear garden beckons for relaxation and entertaining, with low maintenance astro turf and a slate slabbed patio area perfect for soaking up the sun in the East facing garden.



Don't miss this opportunity to experience luxury living in one of Wester Inch's most sought-after streets. Arrange your viewing today and prepare to be captivated by the charm and elegance of this exceptional home.

Council Tax band: G

Tenure: Freehold

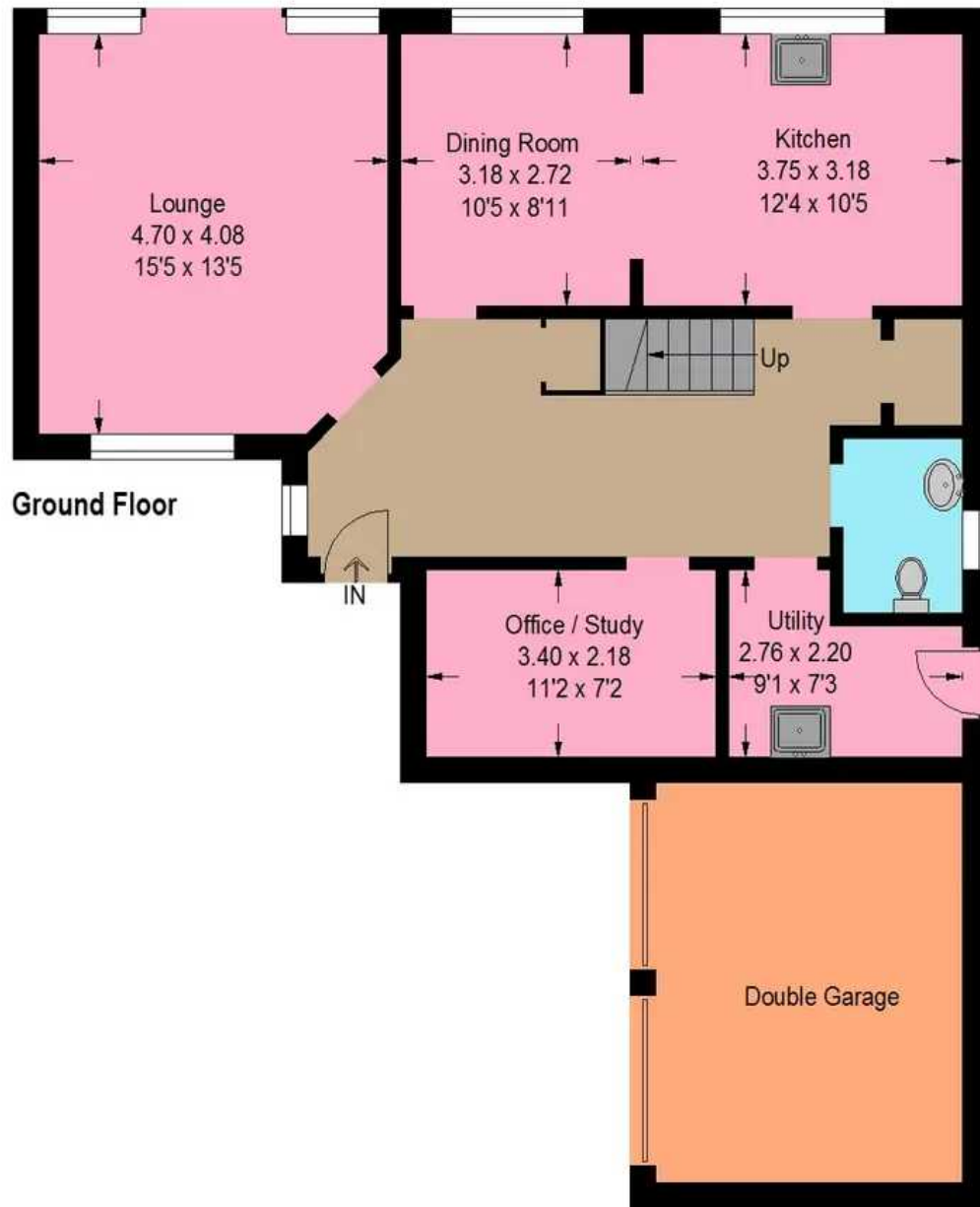
EPC Energy Efficiency Rating: C


EPC Environmental Impact Rating: C





Approximate Gross Internal Area(Excluding Garage) = 175.3 sq m / 1887 sq ft



 = Reduced headroom below 1.5 m / 5'0



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