





7 Lang Gardens

Bathgate

Welcome to 7 Lang Gardens — a stunning, modern three-bedroom home nestled in a highly sought-after, family-friendly neighbourhood. This beautifully presented property offers an exceptional balance of comfort, style, and practicality, making it an ideal haven for growing families and first-time buyers alike.

As you approach, you're greeted by a spacious monoblock driveway, effortlessly accommodating two vehicles, with additional visitor parking conveniently nearby. The home's immaculate exterior hints at the elegance within.

Step through the front door into a bright, welcoming hallway that sets the tone for the rest of the home. To the right, the contemporary kitchen immediately impresses. Its sleek, white gloss cabinetry and abundant storage offer a perfect blend of style and functionality. This well-designed culinary space is both practical and chic — the ideal spot to whip up family meals or enjoy a morning coffee.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



Further down the hall, you'll find a cleverly designed downstairs WC, an invaluable addition to any busy household. This thoughtfully planned space includes a discreet utility cupboard, housing the washing machine to keep laundry neatly out of sight — a small but significant detail that elevates the home's convenience factor.

The heart of the home is undoubtedly the expansive, light-filled lounge. Neutrally decorated to create a soothing, versatile ambiance, this inviting space comfortably accommodates both a cozy living area and a dedicated dining space — perfect for family meals, relaxed evenings, or entertaining friends. Large patio doors flood the room with natural light and open directly onto the rear garden, seamlessly connecting indoor and outdoor living.

Upstairs, three generously sized bedrooms provide ample accommodation. The principal bedroom offers a peaceful retreat, easily fitting a king-size bed with room to spare for additional furniture — a sanctuary to unwind at the end of the day. The second double bedroom is a flexible space, currently hosting a double bed with plenty room for additional storage. The third bedroom, is a charming, versatile space — perfect for a nursery, a study, or a creative hobby room.

The modern family bathroom is a true showstopper, showcasing contemporary black tiling that contrasts beautifully against the sleek white suite. The shower-over-bath setup ensures both quick, energising morning routines and leisurely evening soaks are equally enjoyable.

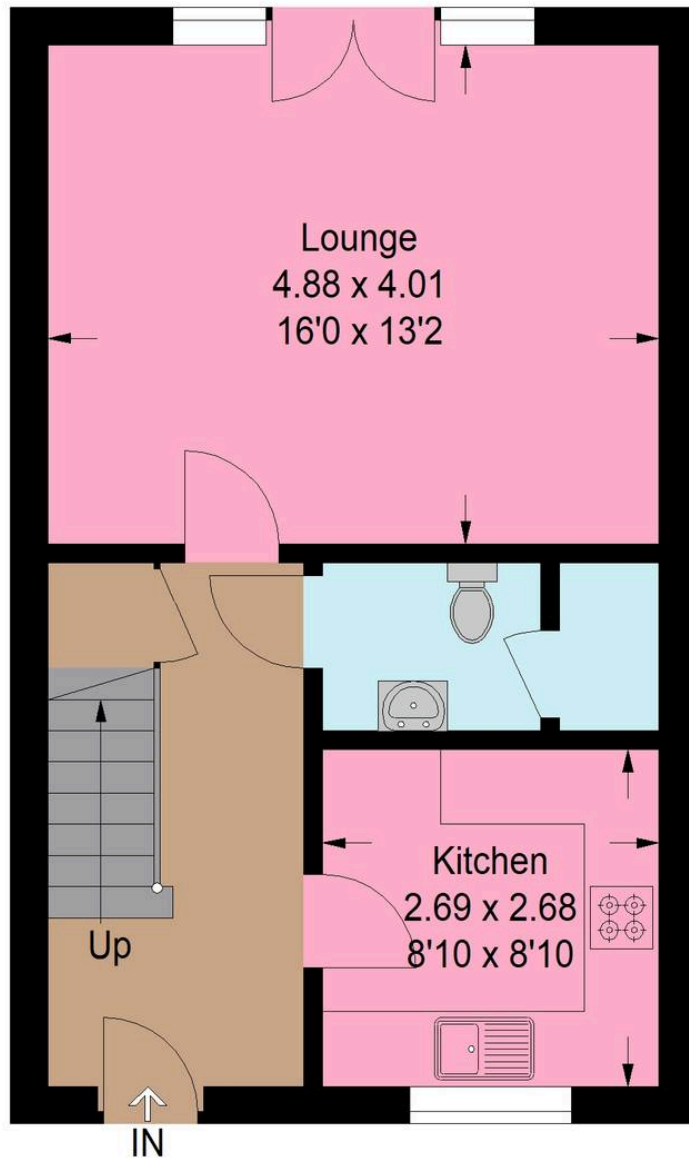
Step outside to discover the jewel of this property — a sun-drenched, southwest-facing rear garden. With no houses directly behind, this private, tranquil haven offers uninterrupted serenity, making it the perfect space for relaxation and play. The spacious patio area at the rear is an entertainer's dream, ideal for summer barbecues, al fresco dining, or simply basking in the afternoon sunshine with a good book.

7 Lang Gardens truly offers the full package — a stylish, move-in-ready home designed for modern living, with thoughtful features, versatile spaces, and a serene outdoor retreat.

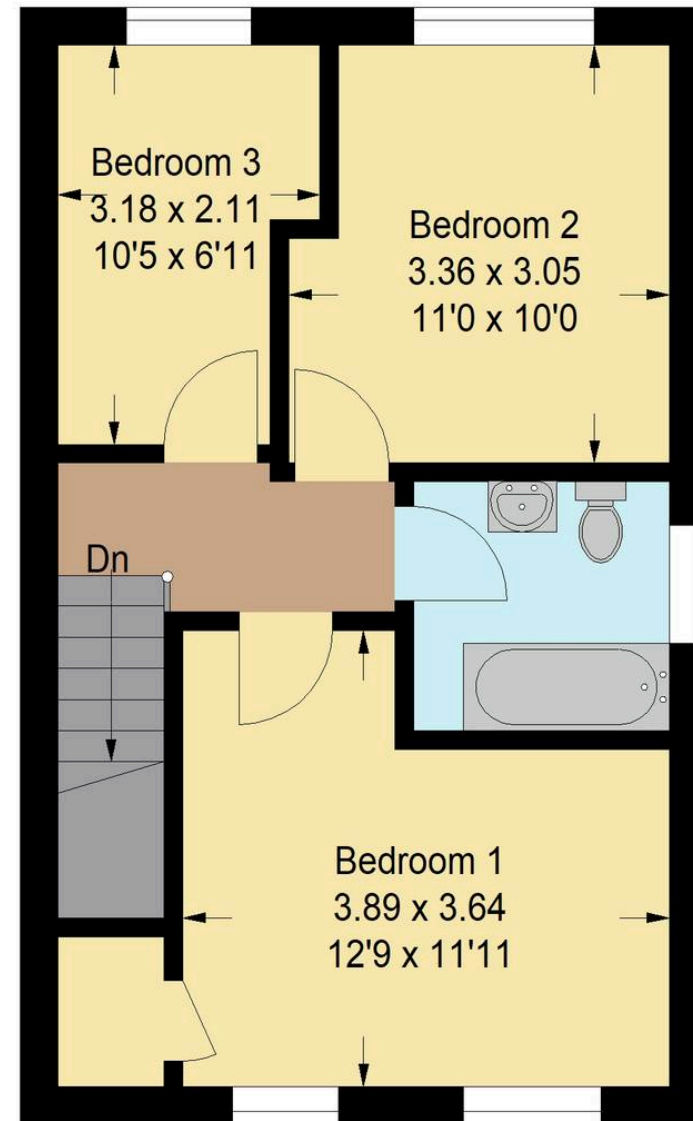




Approximate Gross Internal Area = 82.3 sq m / 886 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1177826 / Ref:90164)



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