



6 Meadowpark Crescent

Bathgate

Welcome to Meadow Park Crescent, a truly exceptional four-bedroom detached home set within one of Bathgate's most desirable modern developments. Presented in immaculate walk-in condition, this residence has been completed to the highest of standards, blending elegant design with practical family living.

Upon entry, you are greeted by a spacious and inviting hallway that sets the tone for what lies beyond. The wooden flooring, neutral décor, and stylish contrasting tones create an immediate sense of warmth and sophistication. Every detail has been carefully considered to deliver a home that is both luxurious and welcoming.

The lounge is the undeniable showpiece of the property. Framed by a beautiful bay window, this expansive room is flooded with natural light, creating a bright and relaxing environment. The space comfortably accommodates multiple sofas, offering the perfect setting for both everyday family life and entertaining. The freestanding log burner adds a touch of rustic charm and ensures a cosy atmosphere during the colder months, a true statement feature in this stylish home.

Flowing seamlessly from the lounge is the stunning open-plan kitchen, dining, and living area, the heart of this home. Bathed in light from French doors leading to the rear garden, this area exudes modern elegance. The dining zone easily hosts up to eight guests, complemented by a breakfast bar for casual dining. The upgraded kitchen boasts sleek cabinetry, ample storage, and generous worktop space, complete with integrated appliances including an oven, fridge, freezer, and dishwasher.

Adjacent to the kitchen, a bright and functional utility room provides additional storage and space for freestanding appliances. It also houses a newly installed boiler, offering both efficiency and reliability. This space is a practical addition that maintains the home's streamlined aesthetic. Completing the ground floor is a stylish, partially tiled WC, offering both convenience and contemporary flair.

- Chain Free
- Three Spacious Double Bedrooms and Flexible Fourth Bedroom
- Immaculate Walk-In Condition
- Expansive Landscaped Rear Garden
- Stylish Contemporary Dining Kitchen with Premium Finishes
- Double Driveway with Garage



Ascending the stairs, the upstairs landing exudes a refined elegance. Fresh, plush carpets run underfoot throughout, and the décor is sleek and crisp, with carefully chosen neutral and stylish tones underlining the premium finish. The landing is generous and welcoming, setting the stage for what follows.

The main bedroom is a truly generous principal suite, comfortably accommodating a king-size bed. A tasteful feature wall provides visual interest, complemented by the fresh carpeting and soft, neutral décor. On either side, there is ample space for freestanding furniture, giving flexibility to tailor the space to your needs. The recently upgraded en suite bathroom is a standout: stylish, partly tiled, and recently upgraded. It includes a walk-in shower with dual showerheads, delivering a spa-like experience. Storage has been cleverly integrated, so the space is practical without compromising elegance, a private sanctuary combining modern convenience and sophistication.

The second bedroom is equally generous in scale, comfortably accommodating a double bed while still leaving space for freestanding furniture. The neutral décor creates a calm, inviting environment, and the layout ensures the room retains a sense of flow and balance.

The third bedroom mirrors the flexibility of the second. It can easily serve as another double bedroom, with potential for built-in storage. Its proportions and clean décor make this space fully walk-in ready, adding to the home's versatile appeal.

The fourth bedroom, currently used as a spare room, houses a single bed and built-in storage that makes excellent use of the space. However, it could just as easily function as a walk-in wardrobe, home office, or guest room. The neutral finish and bright atmosphere ensure it is easy to adapt.



All four bedrooms are bright, inviting, and in walk-in condition, each ready to be lived in without further work. Completing the upper level is the recently upgraded family bathroom. It is a stylish and substantial space featuring a white marble-effect finish, a full bath with an overhead rain shower, and sleek modern fixtures throughout. The palette is neutral and refined, designed to appeal broadly while still feeling luxurious. Externally, the property continues to impress. The recently landscaped rear garden offers an excellent balance of form and function. It is private yet low maintenance, featuring artificial grass and a surrounding slabbing area, a practical, clean layout that still feels green and inviting. Thoughtful touches include a garden shed, space for outdoor furniture, and ample room for children to play or for entertaining. The garden mirrors the immaculate presentation found throughout the home: ready to enjoy from day one.

Meadow Park Crescent benefits from its position within a desirable Bathgate development, conveniently located for local shops, supermarkets, and community amenities. There are excellent schooling options nearby, including Simpson Primary and Bathgate Academy for secondary education. Bathgate train station provides frequent services to both Edinburgh and Glasgow, and major road links are easily accessible, making this an ideal location for commuters.

This property is immaculate and in true walk-in condition, enhanced by stylish, high-standard touches, and thoughtful modern upgrades such as a new boiler that make this house a home.

- Glass Pane mentioned in home report, this will be fixed upon legal conveyancing.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



FRONT GARDEN

REAR GARDEN

GARAGE

Single Garage

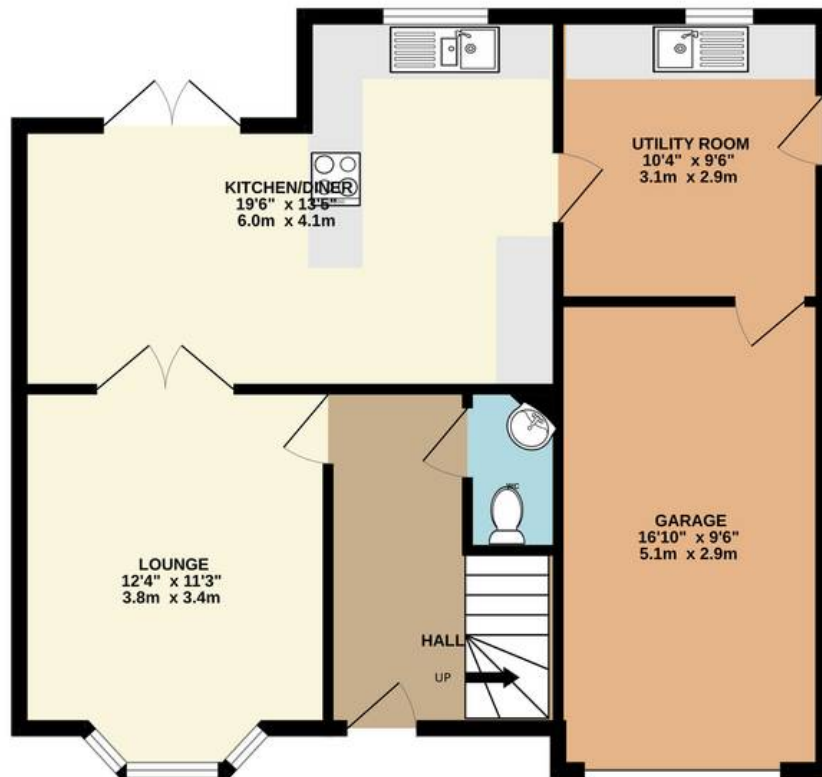
DRIVEWAY

2 Parking Spaces

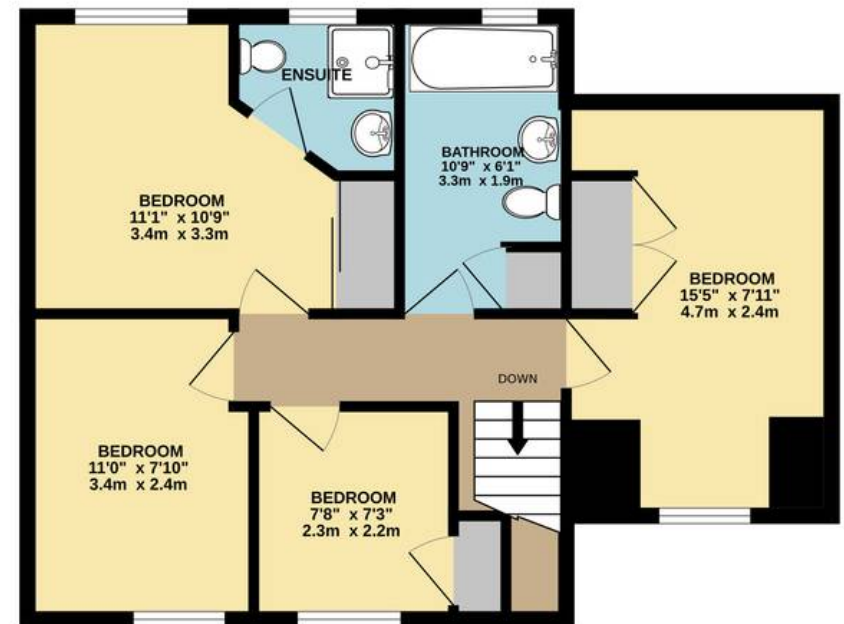




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1335sq.ft. (124.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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