



93 Lang Drive, Bathgate

Offers Over £220,000



93 Lang Drive

Bathgate

Welcome to Lang Drive, a stunning, modern three-bedroom semi detached home nestled within a highly sought-after, family-friendly neighbourhood. Beautifully presented throughout, this property perfectly blends comfort, style, and practicality.

As you arrive, you're greeted by a spacious monoblock driveway with ample parking for two vehicles, alongside additional visitor spaces nearby. The immaculate exterior gives an instant impression of the care and attention this home has received.

Step inside to a bright, welcoming hallway that immediately sets the tone for the rest of the property. To the right, the contemporary kitchen instantly impresses, featuring sleek white gloss cabinetry, generous storage, and modern integrated appliances. The addition of LED kickboard lighting adds a touch of sophistication, complementing the room's stylish yet practical design.

Further along the hallway, you'll find a convenient downstairs WC and a cleverly concealed utility cupboard, housing the washing machine to keep laundry neatly out of sight, a small but thoughtful detail that enhances everyday living.

The heart of the home is undoubtedly the spacious, light-filled lounge. Neutrally decorated to create a calm, versatile atmosphere, this inviting space comfortably accommodates both a cosy living area and dining space perfect for family meals or entertaining friends. Large patio doors flood the room with natural light and open directly onto the rear garden, where a newly extended patio area provides the ideal spot for outdoor gatherings. The generous, south-west-facing garden enjoys all-day sunshine and is a true sun trap.



Upstairs, three well-proportioned bedrooms provide flexible accommodation. The **principal bedroom** is a peaceful retreat, easily accommodating a king-size bed with room for additional furnishings the perfect sanctuary at the end of the day. The **second double bedroom** enjoys lovely views over the rear garden, while the **third bedroom** is currently utilised as a home office but would also make a fantastic nursery or creative space.

The **modern family bathroom** has been recently renovated to a high standard, fully tiled in luxurious **marble-effect textured tiles** in soft, neutral tones. It features an **LED backlit mirror** and a **heated towel rail**, combining practicality with contemporary elegance.

Outside, the **southwest-facing rear garden** truly is the jewel of this property. Private, enclosed, and beautifully presented, it offers the ideal setting for relaxation, play, and entertaining, whether it's a summer barbecue, al fresco dining, or simply unwinding in the afternoon sun.

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

Located just a short distance from Bathgate town centre, residents benefit from an excellent range of amenities, including shops, restaurants, and leisure facilities such as the Bathgate Regal Theatre. Families will appreciate nearby schools including Simpson Primary, Windyknowe Primary, and St. Mary's RC Primary, with secondary education at Bathgate Academy. Commuters are well served by Bathgate Railway Station, just a five-minute drive away, offering regular services to both **Edinburgh** and **Glasgow**, while the **M8 motorway** ensures easy access across central Scotland.

With its modern interiors, family-friendly layout, and prime location, **Lang Drive** is a home that truly stands out from the crowd.

Council Tax band: D

Tenure: Freehold

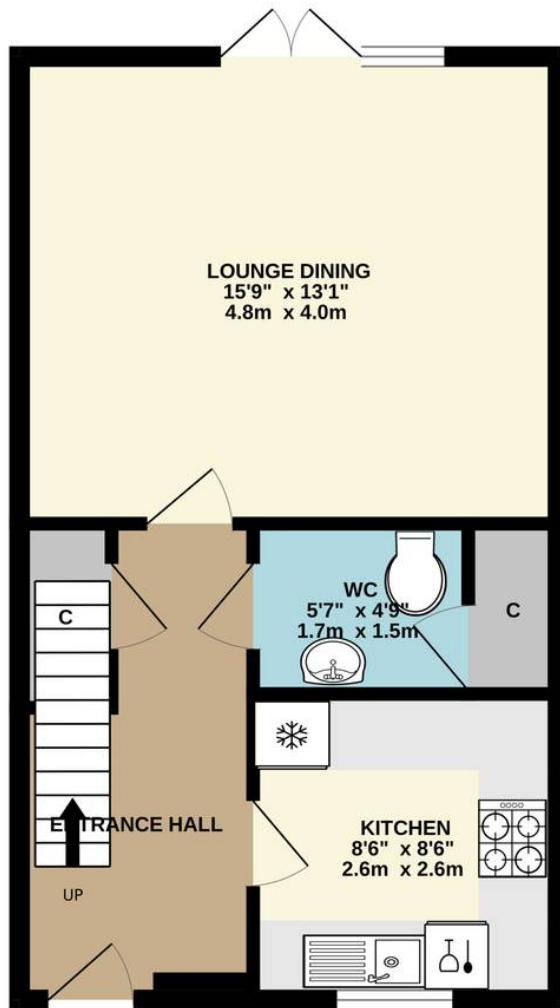
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

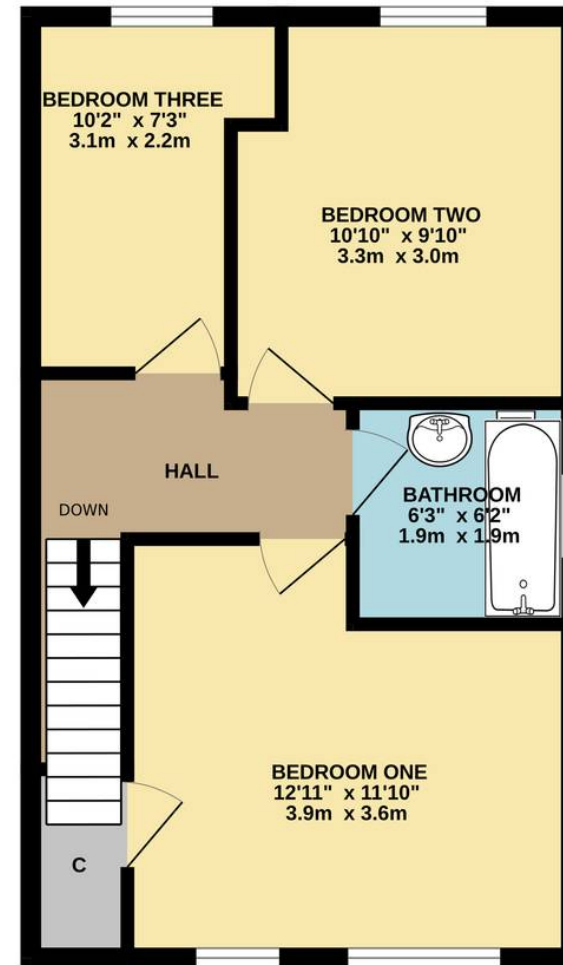




GROUND FLOOR



1ST FLOOR



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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