









Fixed Price

**£299,995**

## Plot 42 'The Thorne'

Bangour Village Estate | West Lothian | EH52 6LL

Forming part of 'The Crescent' at Bangour Village Estate, The Thorne is a premium three bedroom, semi-detached house by Ambassador Homes. Set in 215 acres of majestic woodland in this spectacular location, this iconic redevelopment pays homage to the emotive history of the area, whilst bringing modern living standards to a bespoke collection of homes, with this property incorporating both style and functionality, to offer contemporary family living.

-  3 bedrooms
-  1 public room
-  2 bathrooms plus WC
-  Private front and rear gardens
-  Driveway
-  EPC - A

## Description

The accommodation is laid out over two levels and you enter a welcoming hallway with storage, a laundry room and handy WC. There is a naturally light and spacious open plan lounge/dining/kitchen which spans the full depth of the property and opens directly out to the private back garden through French doors. The kitchen is furnished with sleek soft close cabinetry, under unit lighting and high quality integrated Zanussi appliances.

Moving to the first floor, there are three double bedrooms, a family bathroom and additional storage space. The principal bedroom has a fitted wardrobe and an en-suite featuring full height Porcelanosa tiling around the shower. The family bathroom comes with satin chrome trim for an elegant finish.

The Puredrive hybrid battery that will store energy from the solar panels will be included.

Please note, CGIs/ pictures are representative of an Ambassador home, but details may vary depending on house type.

## Gardens and Parking

There are private gardens to the front and rear and a driveway provides off street parking.

## Factoring

A factoring agent will be appointed to maintain the communal grounds and the cost of this is to be confirmed.

## Viewing

By appointment through Neilsons (0131 625 2222).

## Location

Bangour Village Estate is located in Dechmont, a small West Lothian village near to Livingston. The new community will in time benefit from a primary school, nursery, commercial hub, café/restaurant and open spaces, whilst bus stops within the development will keep the area connected with its surroundings. Meanwhile, there are existing local amenities, with more comprehensive shopping found in the nearby village of Uphall and a wider variety including Asda, The Centre and Livingston Designer Outlet a short drive away. Recreational facilities include Deer Park Golf and Country Club and Uphall Golf Club. The M8 motorway network and Uphall train station are close by, making this an ideal commuter base for both Edinburgh and Glasgow.

- THORNE** *3 bedroom semi-detached*  
Plots: 40, 41, 42, 48, 49, 50
- MILNE** *3 bedroom detached*  
Plots: 38
- ROSEBERY** *3 bedroom detached*  
Plots: 1, 43
- MILNE** *3 bedroom semi-detached*  
Plots: 39, 51
- HUGHES** *4 bedroom detached*  
Plots: 32, 35
- MITCHELL** *4 bedroom semi-detached*  
Plots: 9, 10, 17, 18, 25, 26
- MITCHELL** *4 bedroom detached*  
Plots: 44, 46
- DRUMMOND** *4 bedroom detached*  
Plots: 33, 34
- DRUMMOND 2** *4 bedroom detached*  
Plots: 4, 5
- BLAKE** *4 bedroom detached*  
Plots: 36, 37
- BURTON** *4 bedroom semi-detached*  
Plots: 13, 14, 21, 22, 29, 30
- HAWTHORN** *4 bedroom detached*  
Plots: 2, 3, 6, 7, 45
- LENNOX** *4 bedroom detached with garage*  
Plots: 8, 11, 12, 15, 16, 19, 20, 23, 24, 27, 28, 31, 47\*  
\*No garage on plot 47





Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the floor plan and further information.



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