





Beautiful 3 Bedroom Terraced Villa!

Niall McCabe & RE/MAX Property are overjoyed to present to the market this sublime and beautifully styled 3-bedroom end-terraced villa which is located on the Western fringes of Wester Inch Village, Bathgate. The property enjoys a striking internal finish with impressive room sizes and professionally landscaped gardens – the most perfect ‘first or next home!

Wester Inch Village is a modern and newly developed area of Bathgate with its own primary school while also benefiting from all the amenities that the town of Bathgate has to offer. With a full range of shops, banks, financial service, doctor surgery, nursery / primary and secondary schools, bars, restaurants, swimming pool, leisure centre, bowling green, golf course and country parks. The area further benefits from being within a close proximity to M8 and Bathgate train station which has a timely and frequent service direct to Edinburgh and Glasgow making this an ideal location for commuting.

Freehold

Council tax band D

Factor Fees – Newton Property, Variable Amount

Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Entrance Hallway

13' 10" x 6' 9" (4.21m x 2.06m)

Lovely hallway decorated in chic tones, with complimenting flooring – from here you access the upper level and the lounge.

Lounge

14' 6" x 12' 7" (4.42m x 3.84m)

Located to the front of the home, the lounge is of fabulous proportions – it has been elegantly styled with contrasting flooring and warm bursts of rich red. The room enjoys a flexible floorplan for various furniture formations.

Kitchen

12' 7" x 10' 1" (3.84m x 3.07m)

The kitchen/diner has been recently remodelled & refitted and boasts a large selection of both base and wall mounted units, complete with stunning worktop and splashback design. There is also a plethora of integral appliances, a rear window which floods the room with light and room for a dining set.

Utility Room

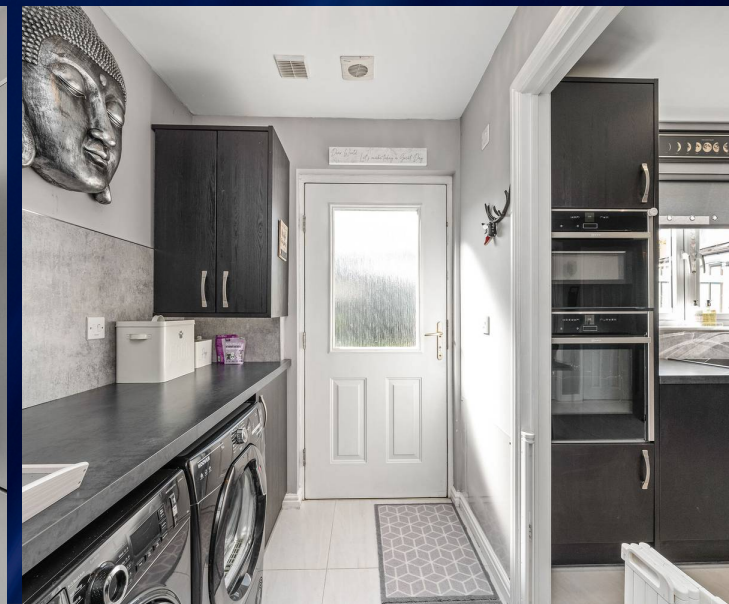
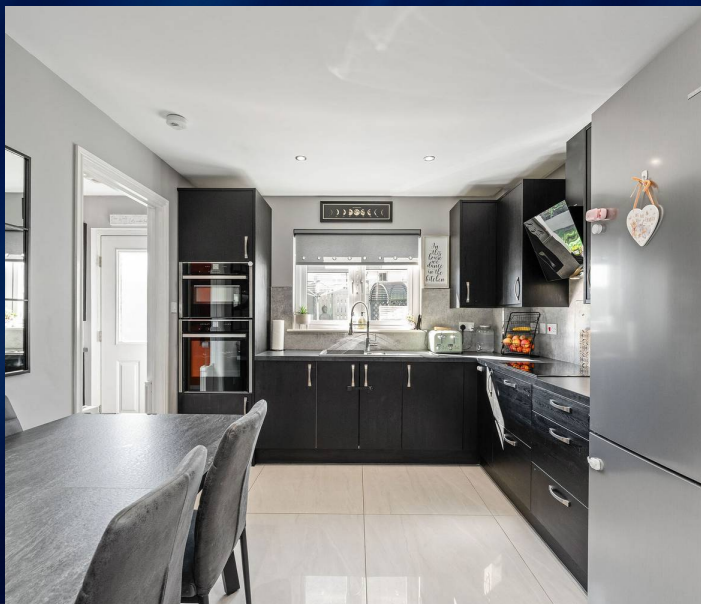
9' 0" x 5' 8" (2.74m x 1.72m)

Handy utility room offering additional laundry and cleaning space – from here you access the rear garden.

W.C

5' 8" x 3' 3" (1.72m x 1.00m)

Completing the lower level is a gorgeous 2-piece W.C – again finished to a lovely standard with central lighting.



Bedroom 1

16' 4" x 9' 1" (4.97m x 2.77m)

An impressive primary bedroom which is perfectly positioned to the rear of the property and is flooded with light & love. It has been perfectly styled and enjoys an enviable layout.

Bedroom 2

13' 0" x 9' 1" (3.95m x 2.77m)

A further double room which has been freshly decorated and enjoys lovely flooring – the room enjoys ample space for various furniture formations.

Bedroom 3

9' 2" x 6' 9" (2.80m x 2.06m)

Set up as a nursery, bedroom 3 would make a lovely additional bedroom/home office or dressing room, showing the true versatility of this home. It enjoys modern styling.

Shower Room

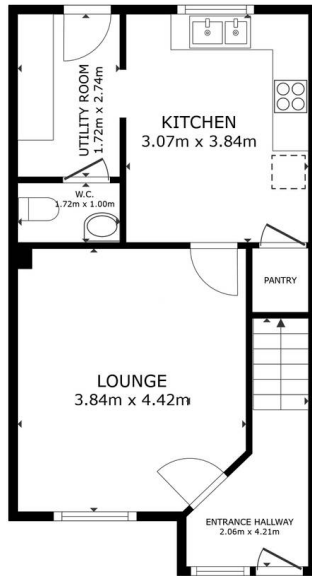
8' 10" x 6' 9" (2.69m x 2.06m)

A recently restyled 3-piece shower room, which boasts a gorgeous walk in shower enclosure, wash hand basin & W.C – there is gorgeous panelling, a large power shower and a glazed window.

Exterior

Externally the home is accompanied by gorgeous gardens. The rear has been professionally landscaped with ease of maintenance as top priority. There is a gorgeous lawn section, several sunny patios and space for entertainment. The front has been styled prettily and offers storage space for bins & access to the front door. The home is also benefitted by having allocated parking.





FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 42.8 m² FLOOR 2 42.9 m²
TOTAL : 85.7 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 42.8 m² FLOOR 2 42.9 m²
TOTAL : 85.7 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

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