



Bathgate | Chapmans Brae | Offers Over £420,000

A stunning home where family, comfort, and contemporary living blend seamlessly against a backdrop of open countryside.



Nestled on the edge of Bathgate and positioned on an enviable corner plot, is this exquisite five-bedroom, four-bathroom detached home where luxury and family living come together in perfect harmony. With multiple reception areas and far-reaching views across open fields, this remarkable home combines elegant design, modern comfort, and a wonderful sense of space throughout.

From the moment you step through the front door, the welcoming vestibule and entrance hallway set the tone-a home that is both stylish and inviting. Beautiful flooring and striking black doors make an immediate impression, while the layout flows effortlessly from one thoughtfully designed space to another.

The impressive open-plan lounge, kitchen, and dining area forms the true heart of this home-a bright, sociable space where family and friends naturally gather. Designed for modern living, it's a place to share meals, stories, and laughter-whether you're hosting a celebration or simply enjoying a quiet Sunday breakfast together. Soft neutral tones and elegant flooring create a calming, contemporary feel, while French doors open directly to the garden, blending indoor and outdoor living beautifully.

At the centre of it all is the German-designed kitchen by Scott & Gray-a stunning fusion of craftsmanship and contemporary style. Sleek white high-gloss cabinetry contrasts perfectly with Silestone worktops, complemented by a full suite of premium integrated appliances. These include two Neff eye-level ovens, a five-burner gas hob with feature ceiling extractor, dishwasher, full-length fridge, Fisher & Paykel freezer drawer, wine fridge, and a Quooker hot tap. The modern peninsula is perfect for breakfast, coffee, or conversation, while the French doors create an open, airy atmosphere ideal for entertaining.

A versatile family room offers flexibility to suit every lifestyle-the perfect home office, playroom, or cosy retreat-with French doors leading out to the rear garden. Completing the ground floor is a stylish cloakroom and a practical utility room with floor-to-ceiling storage and direct access to the double garage, complete with a remote-controlled roller door for added convenience.

Upstairs, the feeling of light and space continues. The principal suite is a true sanctuary-spacious and serene, with a walk-in wardrobe and a luxurious en-suite shower room. Bedroom two also benefits from its own en-suite and lovely garden views, while the remaining bedrooms are all generous doubles, each beautifully styled and featuring built-in storage. The contemporary family shower room is fully tiled and finished with a sleek wall hung vanity unit and a walk-in shower.

Outside, this home impresses just as much. The monobloc driveway provides parking for up to four cars, while the dream rear garden offers exceptional privacy and stunning views across the open fields. Laid to lawn and complemented by a paved patio and decking area, it's the perfect spot for summer barbecues, children's play, or simply relaxing with a glass of wine as the sun sets. Dusk-to-dawn lighting at the front and rear enhances the home's elegant exterior and creates a welcoming evening ambience.





Gas central heating (with a boiler replaced in December 2021) and double glazing ensure year-round comfort and efficiency.

33 Chapmans Brae is more than a home-it's a place where memories are made, moments are shared, and family life unfolds in comfort and style.

Extras: All floor coverings, blinds, integrated 'Neff' double oven, hob, dishwasher, fridge/freezer, wine cooler and beer chest freezer, light fittings and garden shed.

Location: Bathgate, a historic town in West Lothian, Scotland, blends rich heritage with modern amenities. Nestled between the larger cities of Edinburgh and Glasgow, Bathgate offers a picturesque setting with rolling hills and lush landscapes. Its origins trace back to the 12th century, with a history steeped in royal connections and industrial growth, particularly in coal mining and railways.



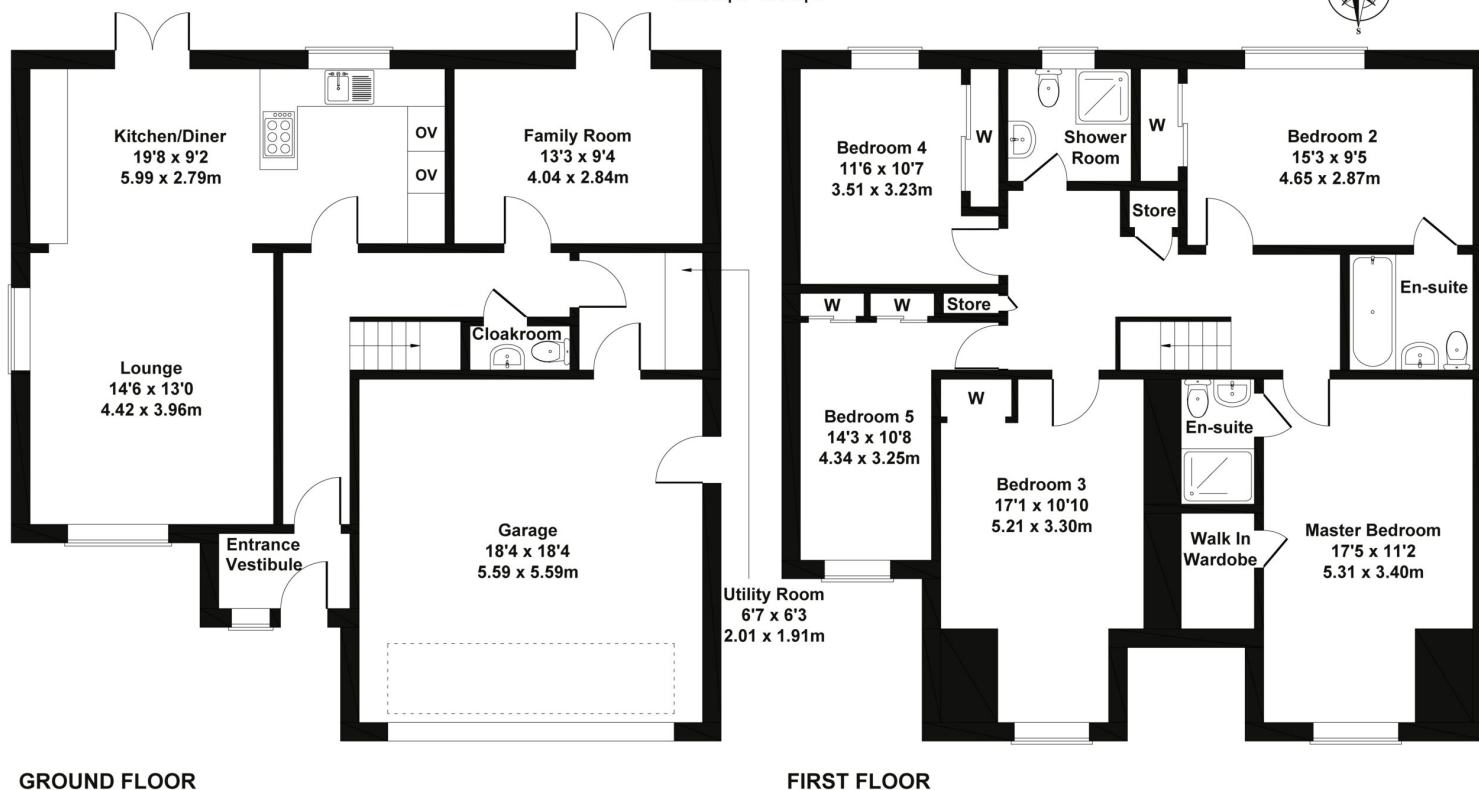
Today, Bathgate is known for its vibrant community spirit and a variety of attractions. The Bathgate Hills provide a scenic backdrop and are ideal for outdoor activities like hiking and cycling. Stunning Beecraigs Country Park can also be found nearby offering plenty of family activities. Bathgate also offers a range of recreational activities, from golf courses to cultural attractions like the Bathgate Regal Theatre. The town centre boasts a range of shops, highly regarded restaurants, cafes, and catering to both locals and visitors. With great schools, nurseries, and healthcare facilities, Bathgate is a desirable place for families and professionals alike offering a balanced lifestyle with both urban convenience and scenic countryside.

With excellent transport links, including a train station that connects to both Edinburgh and Glasgow, Bathgate serves as a convenient and charming base for exploring the broader region making it an ideal spot for commuters.



33 Chapmans Brae, Bathgate

Approximate Gross Internal Area
2249 sq ft - 209 sq m



Not to Scale. Produced by The Plan Portal 2025
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