



10 Easter Inch Steading, Bathgate

In Excess of £310,000



10 Easter Inch Steading

Bathgate, Bathgate

Nicole McFarlane & RE/MAX Estate's present a Charming 3-bed with traditional features & modern comforts. Spacious lounge with wood burner, modern kitchen, front garden, rear garden, parking, & garage.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Entrance Hall

6' 3" x 11' 11" (1.90m x 3.62m)

The entrance hall features a half-glazed wooden door, a radiator, and beautiful solid wood flooring. A central light illuminates the space, creating a warm and welcoming atmosphere. From here, there is easy access to the lounge, kitchen, WC, and the staircase leading to the upper level.

Lounge

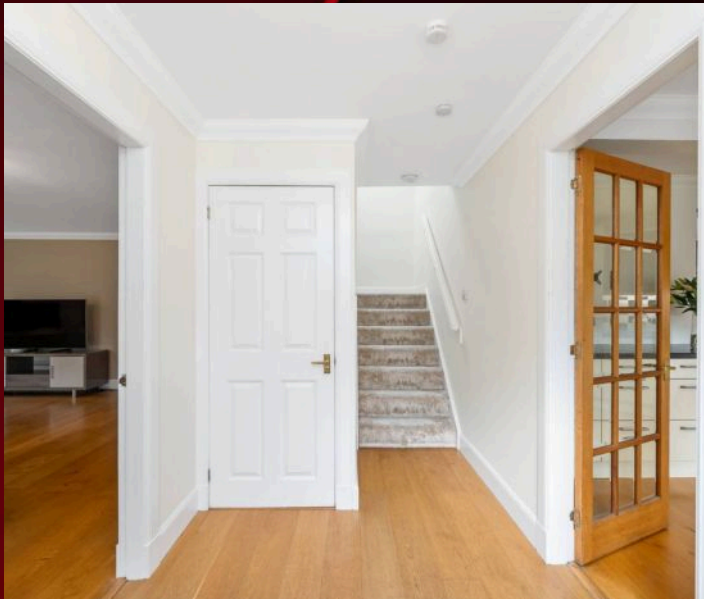
21' 0" x 21' 10" (6.40m x 6.65m)

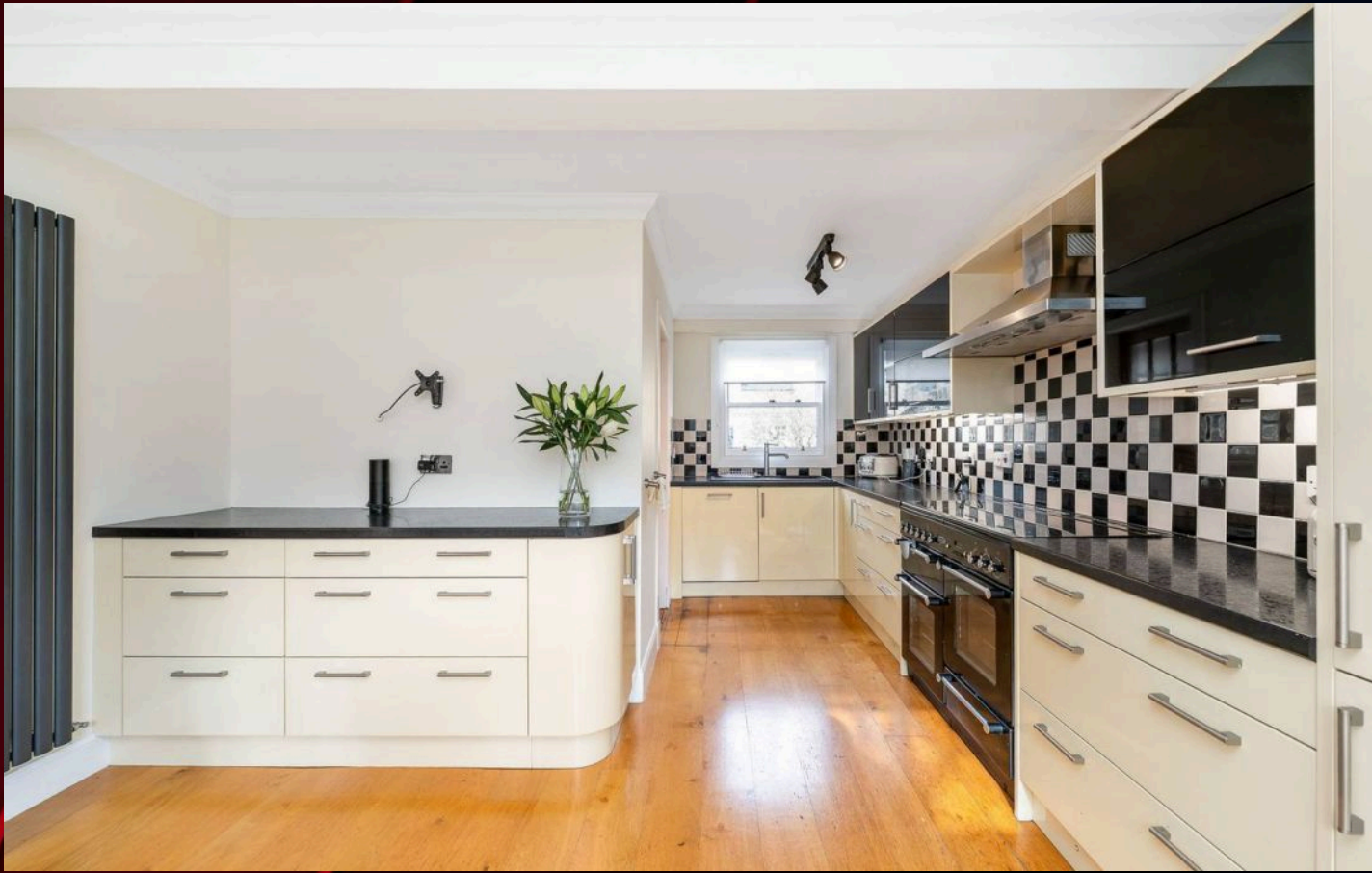
This magnificent, spacious lounge boasts an impressive layout with beautiful solid wood flooring that exudes warmth and character. French doors open to the front patio, seamlessly blending indoor and outdoor living. A side window with a cozy seated ledge provides a perfect spot to enjoy the view while letting in an abundance of natural light. The stunning character wood burner serves as a striking focal point, adding both charm and warmth to the room. With two radiators and two central lights, the space remains bright and inviting throughout the day. This versatile room offers endless possibilities, easily serving as either a large lounge or a spacious lounge/dining area to suit your needs.

W/C

2' 11" x 6' 4" (0.88m x 1.93m)

The downstairs WC is conveniently located just off the entrance hall. It features a modern floating ceramic sink with a hot and cold tap, a stylish WC, and a half-tiled wall that adds a touch of elegance. The space is complemented by a fan for added ventilation and the warmth of real solid wood flooring throughout, creating a practical yet sophisticated powder room.





Kitchen Diner

12' 11" x 13' 7" (3.93m x 4.13m)

The spacious kitchen diner features stunning solid wood flooring and offers an abundance of storage, including overhead cupboards, traditional cabinet units, and a large pantry for all your essentials. The kitchen is equipped with a Range Master gas cooker with five burners, two ovens, and a grill, complemented by a matching Range Master extractor fan. For added convenience, there's a full-size integrated dishwasher, integrated fridge-freezer, and space for a dryer. A sleek black composite sink with a drainer and mixer tap sits beneath the front-facing window, offering a lovely view over the gardens, while a rear-facing window above the sink overlooks the peaceful courtyard. The room also benefits from a modern vertical radiator and direct access to the utility room, enhancing both style and practicality.

Utility Room

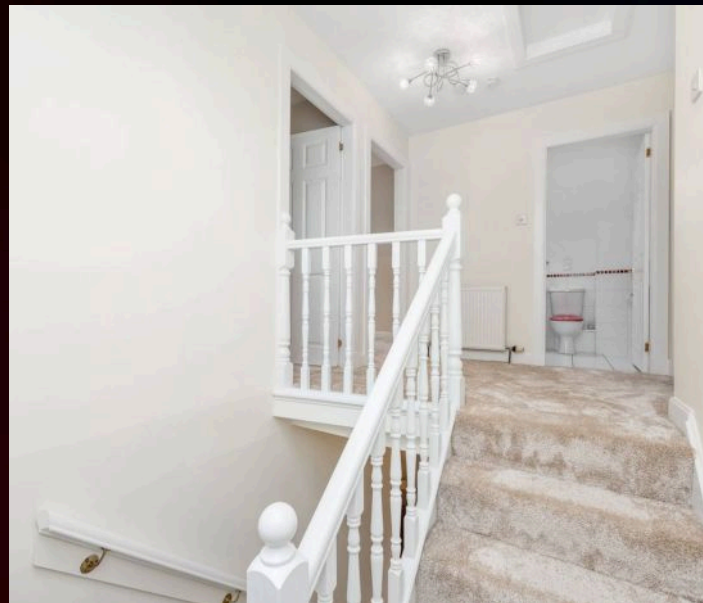
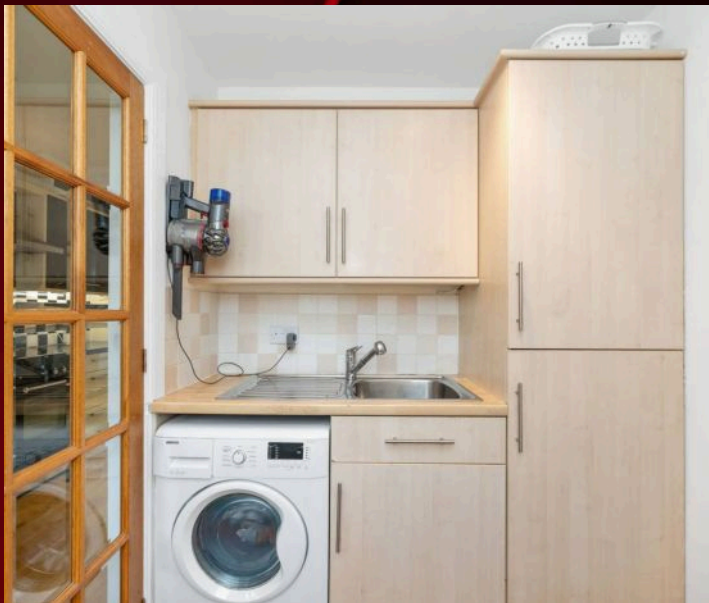
6' 0" x 7' 4" (1.83m x 2.23m)

The utility room, conveniently located just off the kitchen, features wood laminate flooring and provides ample space for a washing machine. It is fitted with a stainless steel sink and drainer, complete with a mixer tap. Built-in storage includes a large cupboard, offering plenty of space for organising household items. The room also has access to the rear of the property through a half-glazed wooden door, adding both practicality and convenience.

Upper Landing

7' 2" x 6' 5" (2.19m x 1.96m)

The upper landing is fitted with new carpet flooring and features a Velux window that fills the space with natural light. A radiator and central light add to the comfort and brightness of the area. The landing provides access to all the bedrooms, the family bathroom, and the attic.





Bedroom One

19' 10" x 20' 3" (6.04m x 6.17m)

Bedroom one is an executive-sized room, featuring new carpet flooring and two radiators for added comfort. It offers ample storage with a built-in cupboard and two double, fitted wardrobes. The room also includes feature shelving, a front-facing window, and a full-height side window that fills the space with natural light. Access to the ensuite completes this impressive master bedroom.

En-suite

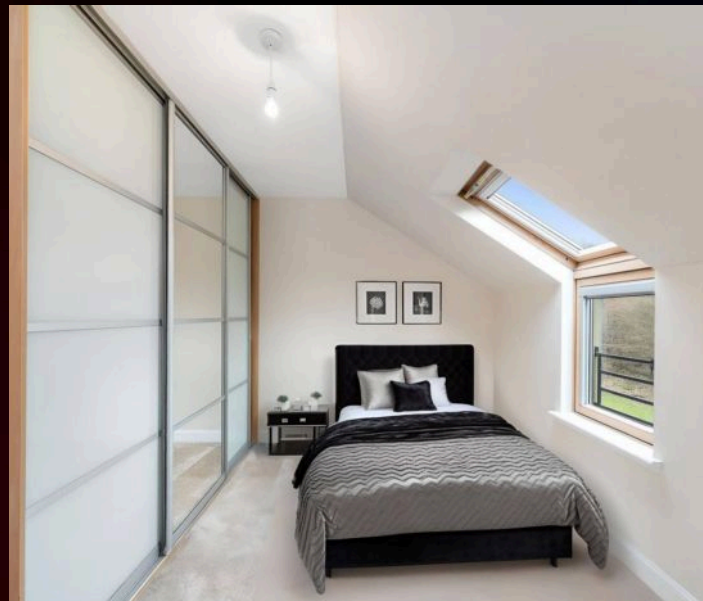
5' 2" x 9' 7" (1.58m x 2.93m)

The ensuite, conveniently located off the expansive master bedroom, features vinyl flooring and recessed spotlights, creating a modern and inviting atmosphere. It includes a vented wall and an LED mirror for added functionality. The double walk-in shower cubicle is equipped with a mains rain shower, and a handheld shower for ultimate flexibility. The vanity unit houses a WC and a ceramic sink with a mixer tap, while a chrome heated towel rail adds both luxury and practicality. Additional storage is provided by another vanity unit, making this ensuite both stylish and functional.

Bedroom Two

12' 10" x 9' 7" (3.92m x 2.91m)

Bedroom two is currently used as an office, but it's a spacious room that could easily accommodate a double bed and freestanding furniture. It features a rear-facing window and a Velux, allowing plenty of natural light to fill the space. The room is also fitted with new carpet flooring, adding warmth and comfort.



Bedroom Three

12' 10" x 9' 7" (3.91m x 2.93m)

Bedroom three is a well-proportioned double room, featuring a triple fitted wardrobe for ample storage. It has new carpet flooring, spotlights, and a front-facing window that allows plenty of natural light. Additionally, a Velux further enhances the brightness and airy feel of the room.

Family Bathroom

7' 2" x 5' 11" (2.18m x 1.81m)

The family bathroom features tiled flooring and walls, creating a clean and modern look. It includes a mains bath with hot and cold taps, along with a handheld shower attachment. The ceramic sink is also equipped with hot and cold taps, and there is a WC for added convenience. A fan ensures proper ventilation, and a Velux window allows natural light to fill the space.



FRONT GARDEN

The front garden boasts a generous grassy area, complemented by a charming patio space, ideal for outdoor seating and relaxation. The garden is further enhanced by mature shrubs and trees, adding privacy and a touch of greenery to the setting.

REAR GARDEN

The rear garden features a small chipped area with paving, providing easy access for taking bins out. It leads to the communal courtyard, which is well-kept and maintained by all the residents, offering a shared space for everyone to enjoy.

GARAGE

Single Garage

The single garage spans 97.22 sqm and is equipped with an up-and-over door. It offers ample space for both parking and storage, providing a versatile area to meet your needs.

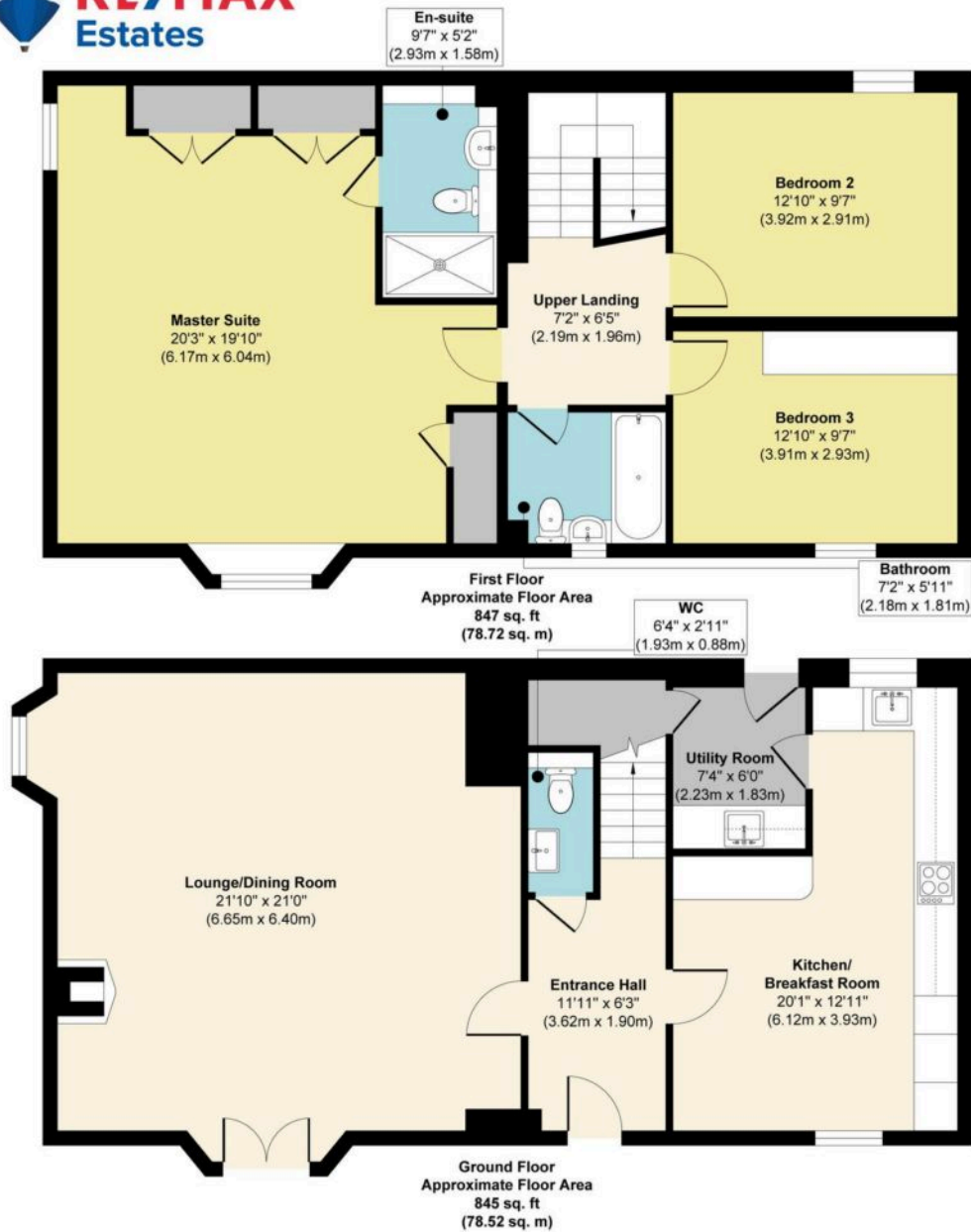
OFF STREET

2 Parking Spaces

There is parking for two cars just to the side of the property. While there are no allocated spaces, there is always plenty of parking available for residents and their visitors.



10 Easter Inch Steading, Bathgate, EH48 2EH



Approx. Gross Internal Floor Area 1692 sq. ft / 157.24 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	87
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	79	85
England, Scotland & Wales	EU Directive 2002/91/EC	



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