



sneddons
solicitors & estate agents



12 Hardhill Drive

Bathgate, EH48 2BP

Offers over £160,000



Closing Date set for Tuesday 8th of October at 12 noon

Offers to be emailed to property@sneddons.com

Located in a popular and sought-after locale, 12 Hardhill Drive is a charming property presented to the market in move-in condition, yet offering great potential for further enhancement. This delightful home features: 3 Double Bedrooms, Good Sized Kitchen, Dining Room/ Study, Generously Proportioned Lounge and a Family Bathroom, Externally to the Rear is a Detached Timber Garage and low maintenance garden. Early Viewing is Advised.



Description

Closing Date set for Tuesday 8th of October at 12 noon

Offers to be emailed to property@sneddons.com

Welcome to 12 Hardhill Drive, a spacious end-of-terrace family home situated in a popular and sought-after locale in Bathgate. This property, presented to the market with great potential, offers a wonderful opportunity for those looking to create their dream home.

Ground Floor:

Storm Porch: Provides a welcoming entrance and leads into the reception hallway.

Lounge: Generously proportioned, naturally bright, and airy, with access to the dining room.

Dining Room: Accessible from both the lounge and the kitchen, perfect for family meals and entertaining.

Breakfasting Kitchen: Well-sized with ample base and wall units, complementary worktops, a gas hob, and an electric oven.

Rear Vestibule: Located off the kitchen, featuring a walk-in storage cupboard.

Upper Level:

Bedrooms: Three double bedrooms, with built-in storage cupboards in bedrooms two and three.

Family Bathroom: Includes a bath with an overhead shower.

External Features:

Driveway: Mono-blocked, providing ample off-street parking and access to the garage.

Garage: Spacious with electric supply, offering room to park a car and additional space for work or storage.

Back Garden: Slabbed for low maintenance.

The property benefits from gas central heating and double glazing throughout. Viewing is essential to fully appreciate the potential, location, and space this home offers both internally and externally.

Bathgate

The town of Bathgate is situated within the heart of West Lothian and is well placed for those wishing to commute outwith the area with a number of major trunk roads in close proximity along with a regular rail link to the cities of Edinburgh and Glasgow. The town itself has facilities to meet everyday needs including shops, banks, schools, library, health centre and major supermarket chains with recreational activities catered for by way of sports centre, swimming pool and golf course with the surrounding countryside allowing for a number of outdoor pursuits.

Lounge 11'4" x 16'1" (3.47 x 4.92)

Kitchen 9'10" x 11'10" (3.02 x 3.62)

Dining Room 9'10" x 8'0" (3.02 x 2.45)

Vestibule 4'10" x 3'1" (1.48 x 0.94)

Bedroom 1 10'0" x 13'8" (3.07 x 4.18)

Bedroom 2 12'9" mx 9'7" (3.9 mx 2.93)

Bedroom 3 11'3" x 10'6" (3.43 x 3.21)

Bathroom 5'5" x 6'1" (1.67 x 1.87)

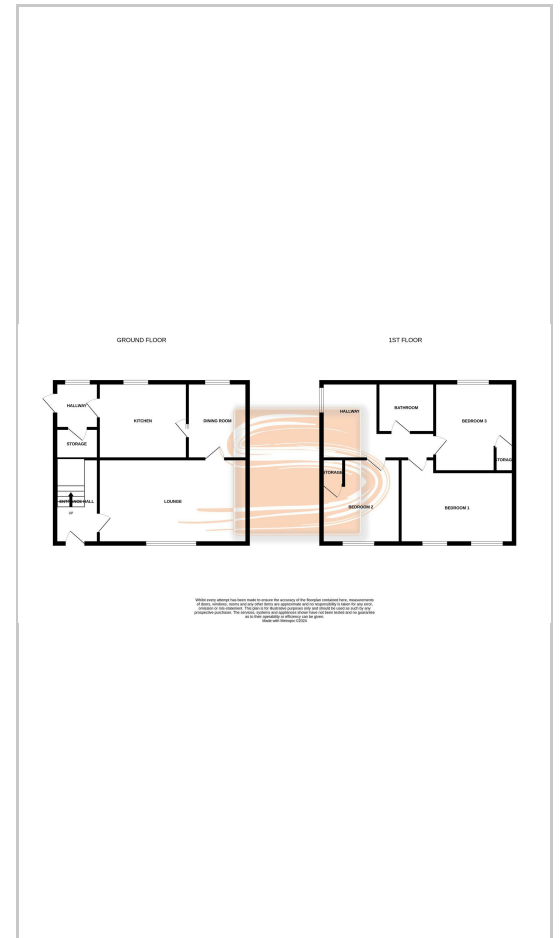
Contact Us

To arrange a viewing or for further details please call 01501 733200 or email property@sneddons.com.

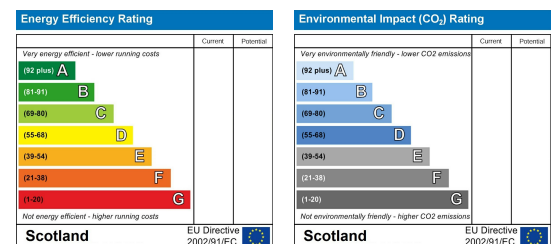
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

47/49 West Main Street, Armadale, West Lothian, EH48 3PZ

Tel: 01501 733200 Email: property@sneddons.com www.sneddons.com