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68 Lang Drive, Bathgate, EH48 2JZ

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Lang Drive, Bathgate



Nestled on a sizeable plot in Bathgate's desirable Inch Cross with a countryside outlook, this detached four-bedroom residence boasting manicured gardens, a sweeping monoblock driveway, and a detached double garage is a masterclass in stylish contemporary family living.

With a chic neutral colour palette enhanced by the natural light, and spanning two generous floors its spacious accommodation includes an elegant living room; a spectacular customised dining kitchen opening to the rear garden and equipped with an adjoining utility; four stunning double bedrooms, one with an indulgent en-suite; a versatile study; and a magazine-worthy newly fitted family bathroom and WC.

In turn-key condition and enjoying a private position that is not overlooked, this exceptional home only a short drive from the centre of Bathgate.

What's special about this house

- A stunning living room featuring decorative wall panelling that can be seen throughout the home, plush carpeting and a fully fitted living flame fireplace.
- Spectacular east-facing dining kitchen opening to the rear garden and spanning the width of the home. Showcasing a custom-made WREN shaker kitchen, soft grey under-base-lit wall and floor cabinetry is complemented by white marble worktops and a comfortable breakfast bar. High-spec ZANUSSI integrated appliances include a gas hob, grill, oven, and wine fridge. The sizeable and bright dining area is the ideal place to enjoy formal dining and entertaining.
- Luxurious west-facing principal double bedroom with captivating views of the surrounding countryside. It benefits from a newly fitted modern en-suite rainfall shower room equipped with a WC and washbasin.
- The west-facing garden to the front features a manicured lawn, hedging, and a cherry blossom tree. To the rear, the east-facing enclosed garden combines sandstone paving, two decking areas, decorative stones, and a neat lawn.
- Large monoblock driveway and detached double garage for excellent off-street parking.
- Peacefully situated yet close to Bathgate's retail and leisure amenities, as well as rail and road links to Glasgow and Edinburgh, and green open spaces.









Location and Amenities

- A prestigious, friendly, and quiet residential setting yet close to the centre of Bathgate
- Bathgate town centre is a short ten-minute drive, providing a wide variety of high street stores, supermarkets, fashionable bars, and popular restaurants
- Ideal commuter location close to the M8 with easy access to Edinburgh (22 miles) and Glasgow (27 miles); the M9 is a short drive
- Edinburgh Airport is just 14 miles from the property
- Scenic green spaces on the doorstep including Beebraigs and Polkemmet Country Parks
- Near to family-friendly recreational activities such as Xcite Leisure Centre, Bathgate Golf Club, Five Sisters Zoo, and Almond Valley Heritage Centre
- An array of high-quality boutiques and eateries at Livingston Designer Outlet (6 miles via the M8)

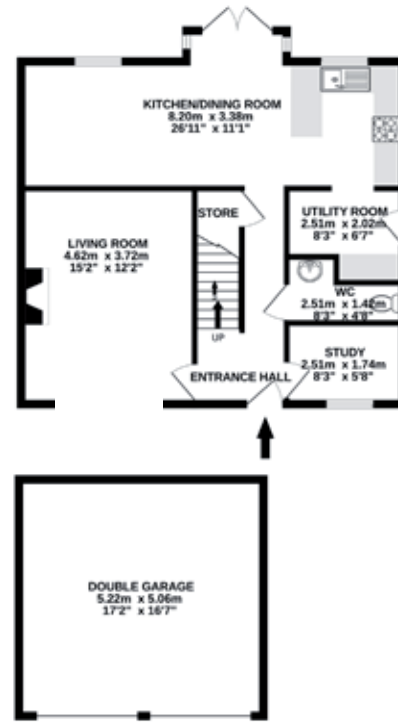
“Embrace contemporary elegance amidst Bathgate’s tranquil Inch Cross, where spacious interiors and manicured gardens redefine stylish family living.”

Home Report valuation	£000,000
Internal floor area	148 m ²
School catchment	Simpson and St Mary’s Primary Schools, Bathgate Academy, and St Kentigern’s Academy
EPC Rating	Band X
Council tax band	Band X
Train station	Bathgate Station Armadale Station

Extras

All floor coverings (full tiled bathrooms, fitted LED mirror), all light fittings(chrome downlights throughout the house, main room chandeliers in dining room and living room etc.), all blinds, all curtains, media wall with firewall/fireplace, integrated oven/hob, fitted microwave oven, dishwasher, washing machine, a large double fridge/freezer alcoved into kitchen, fully bespoke shaker wren kitchen with breakfast bar, recently landscaped garden decking planters, faux grass, new patio and a large recently professionally cleaned drive are included.

Ground Floor



First Floor



Dimensions

Ground Floor

Living Room	4.62m x 3.72m
Kitchen/Dining Room	8.20m x 3.38m
Utility Room	2.51m x 2.02m
Study	2.51m x 1.42m
WC	2.51m x 1.42m
Double Garage	5.22m x 5.06m

First Floor

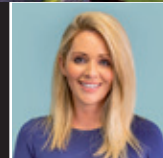
Bedroom (1)	3.73m x 3.55m
Ensuite	2.10m x 1.69m
Bedroom (2)	4.13m x 3.58m
Bedroom (3)	3.60m x 2.89m
Bedroom (4)	3.20m x 3.08m
Bathroom	2.23m x 1.98m

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Natasha Fontaine
Property Manager

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.