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19 James Young Road, Bathgate, EH48 2UP

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19 James Young Road, Bathgate



This outstanding four-bedroom detached villa is characterised by a stunning contemporary interior design, high-spec fixtures and fittings, and a versatile layout. It offers families an exceptional lifestyle.

Located in a desirable Bathgate area, this property features a south-east-facing rear garden, double garage, and driveway. Inside, the layout includes a stylish dual-aspect lounge opening to the garden, a spacious dining kitchen ideal for indoor-outdoor living, family room, and a guest WC. Upstairs are four well-presented double bedrooms, two with en-suites, plus a modern family bathroom.

Perfectly positioned, the home is just minutes from Simpson Primary School and close to Bathgate town centre, commuter links, and a wealth of outdoor leisure opportunities, including Wester Inch Woodland Walk, Beecraigs and Polkemmet Country Parks, Bathgate Golf Club, and Xcite Bathgate.

What's special about this house

- Stunning four-bedroom detached family home in a sought-after Bathgate location with a south-east-facing rear garden and off-street parking.
- Light-filled dual-aspect lounge opening to the south-east-facing rear garden via French doors. The stylish interior design includes handsome wooden flooring and a statement accent wall.
- Meticulously designed dining kitchen leading to the garden, an ideal place to relax and entertain. Handleless under-base-lit white gloss and light grey wall and floor units are complemented by white worktops, a hot water tap and high-spec integrated appliances including an induction hob, extractor hood, eye-level grill and oven. A breakfast bar offers comfortable seating for two whilst a larger area allows for more formal dining.
- Luxurious south-east-facing principal double bedroom with French doors opening to a Juliet balcony. With built-in wardrobes and a chic monochrome en-suite shower room, it is a delightful sanctuary.
- Neat lawn to the front. At the rear, the enclosed south-east-facing garden is perfect for family life and socialising with a lawn, decorative bark, and raised timber decking area.
- Detached double garage (with EV charger) and a monoblock driveway.
- Sought-after residential development within walking distance of Simpson Primary School
- Short drive from Bathgate's retail and leisure amenities, as well as rail and road links to Glasgow and Edinburgh, and green open spaces









Location and Amenities

- Catchment for Simpson Primary School and Bathgate Academy Secondary School
- A popular and quiet residential setting yet close to the centre of Bathgate
- Bathgate town centre is a short five-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 away
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is a 5-minute drive
- Edinburgh International Airport is just 14 miles from the property
- Scenic green spaces on the doorstep including Beecraigs 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)

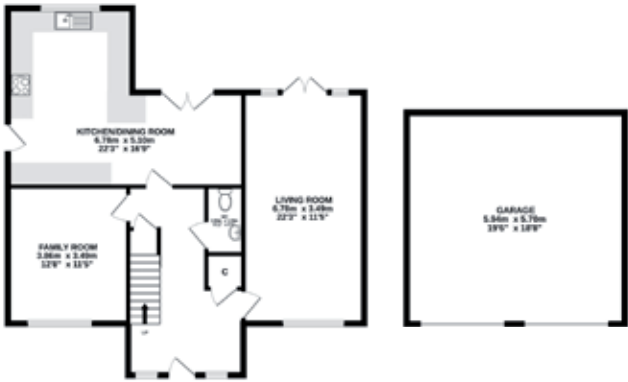
“A beautifully designed four/five-bedroom detached villa in Bathgate, seamlessly blending modern luxury with family-friendly functionality.”

Home Report valuation	£420,000
Internal floor area	193m ²
School catchment	Simpson Primary School Bathgate Academy
EPC Rating	Band B
Council tax band	Band G
Train station	Bathgate

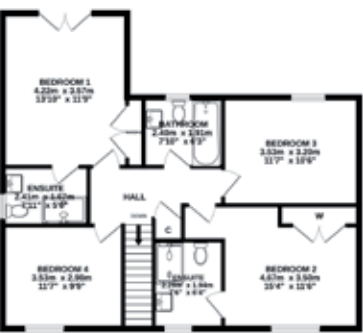
Extras

All floor coverings, all light fittings, all blinds, all curtains, oven, dishwasher, washing machine, double fridge, freezer, swingset and EV charger included.

Ground Floor



First Floor



Dimensions

Ground Floor

Living Room	6.78m x 3.49m
Kitchen / Dining Room	6.78m x 5.10m
Family Room	3.86m x 3.49m
WC	1.80m x 1.03m
Garage	5.94m x 5.70m

First Floor

Bedroom (1)	4.22m x 3.57m
Bedroom (2)	4.67m x 3.50m
Bedroom (3)	3.53m x 3.20m
Bedroom (4)	3.53m x 2.98m
Ensuite (1)	2.41m x 1.67m
Ensuite (2)	2.29m x 1.94m
Bathroom	2.40m x 1.91m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Pioneers in Property



Kirsty Black
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.