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Hope Park Gardens, Bathgate, EH48 2QU

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Hope Park Gardens, Bathgate



Presented to the market in turn-key condition, this two-bedroom semi-detached property in a quiet Bathgate cul-de-sac offers buyers a wonderful lifestyle.

Thoughtfully designed over two floors, the home which includes a driveway and gardens to the front and rear, boasts a bright living room, a modern kitchen leading to the rear garden, two light and airy bedrooms, and a well-appointed contemporary shower room.

Within easy reach of amenities, green space, and transport links, this is an excellent opportunity.

What's special about this house

- Two-bedroom semi-detached home, presented in pristine turn-key condition, benefiting from a driveway and gardens.
- Spacious and bright living room adorned with handsome wood-inspired flooring and a statement accent wall. Conveniently adjoining the kitchen, it is perfect for day-to-day living.
- Stylish modern breakfasting kitchen leading to the garden and boasting a chic monochrome design. Showcasing white gloss wall and floor cabinetry, polished black quartz-effect worktops, and a metro-tiled splashback, it features high-spec integrated appliances including an extractor hood, gas hob, and oven.
- Principal double bedroom with a tasteful interior design including plush carpeting, built-in mirrored wardrobes, bespoke shelving and a useful desk.
- Contemporary shower room equipped with a washbasin built into vanity and hidden cistern WC set against a soothing grey and white colour palette.
- Neat lawn to the front bordering the driveway. Enclosed rear garden with a small lawn and paving.
- Driveway

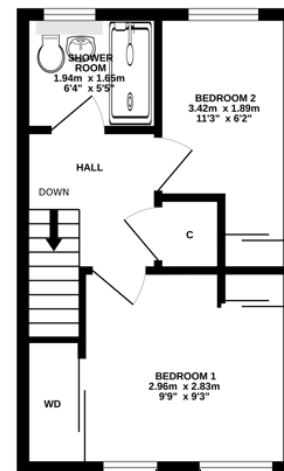
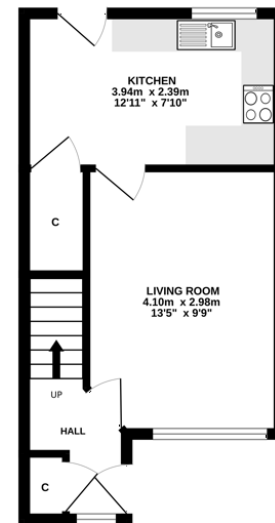


Location and Amenities

- A peaceful residential setting yet close to the centre of Bathgate
- Bathgate town centre provides 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 (24 miles) and Glasgow (28 miles); the M9 is a short drive away
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is a short drive
- Edinburgh International Airport is just 17 miles away from the property
- Scenic green spaces on the doorstep including Balbardie Park of Peace
- Near to superb recreational activities such as Xcite Leisure Centre, Bathgate Golf Club, and Balbardie Park of Peace
- An array of high-quality boutiques and eateries at Livingston Designer Outlet (7 miles via the M8)

“Charming two-bed semi-detached home in a quiet Bathgate cul-de-sac, featuring a bright lounge, and private front and rear gardens.”

Home Report valuation	£175,000
Internal floor area	53m ²
School catchment	Windyknowe Primary School Armada Academy
Council tax band	D
EPC Rating	C
Train station	Bathgate 0.9 miles



Dimensions Ground Floor

Living Room	4.10 x 2.98m
Kitchen	3.94 x 2.39m

First Floor

Bedroom 1	2.96 x 2.83m
Bedroom 2	3.42 x 1.89m
Shower Room	1.94 x 1.65m

Extras

All floor coverings, all light fittings, all blinds, curtains in the living room, integrated oven/hob, washing machine and garden hut are included

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

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.