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30



Galabraes Crescent, Bathgate, EH48 4DT

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# 30

## Galabraes Crescent, Bathgate



30 Galabraes Crescent is an immaculate family home with stunning views over the adjacent countryside. Ground floor highlights include a spacious open-plan lounge/dining room and a modern well-designed kitchen with integrated appliances which flows into the breakfast room extension and garden beyond. This superb suite of rooms is perfect for family living or entertaining friends.

A landing on the first floor leads to three well-proportioned bedrooms, all with built-in storage, and a family bathroom. The property further benefits from full double glazing and gas-fired central heating ensuring year-round efficiency.

The property boasts gardens to the front and rear. The spacious rear garden is laid mainly to lawn with a paved seating area. It is fully enclosed and exceptionally secluded. The detached single garage and driveway provide off-street parking for several vehicles.

### *What's special about this house*

- Immaculate family home with private rear garden.
- Ample off-street parking with detached single garage.
- Stunning views over adjacent countryside.
- Breakfast room extension leads to the secluded garden, perfect for entertaining and summer BBQs.
- Close to the heart of Bathgate, a thriving town with many social and leisure opportunities.
- Train station is 10 minutes away, providing direct links to Edinburgh and Glasgow.
- Situated within an exclusive development, close to Bathgate's shopping amenities and idyllic surrounding countryside.



## Location and Amenities

- Balbardie Primary School within easy walking distance
- Easy access into town centre and to fast mainline rail connections to Edinburgh (21 miles) and Glasgow (28 miles). The M8 and M9 are just a short drive away
- National and international flights from Edinburgh Airport – just 14 miles away
- A relaxing environment close to beautiful nature walks
- Nearby parks and play facilities
- Excellent sports and shopping facilities in Bathgate
- Easy access to leading designer outlets in nearby Livingston town centre

### Extras

*All floor coverings, light fittings, blinds, curtains, oven/hob, dishwasher, washing machine, tumble dryer, fridge, freezer and garden hut are included*

Home Report valuation £250,000

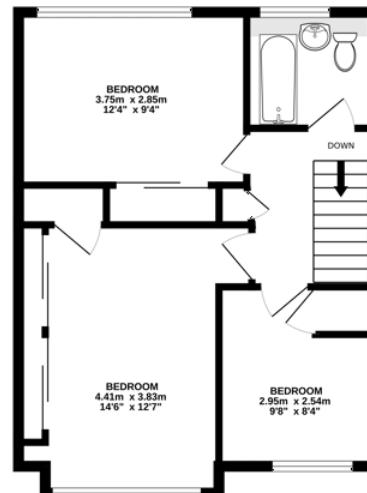
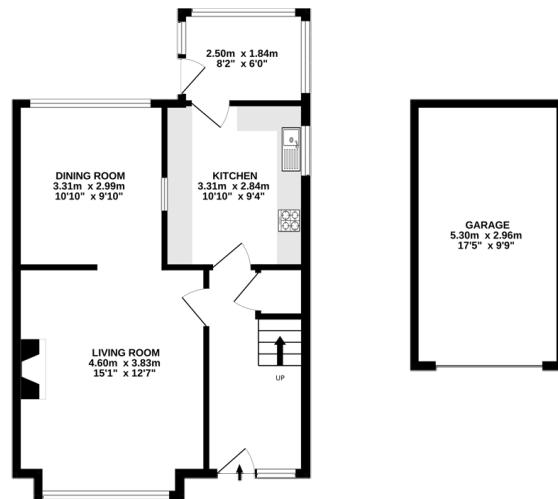
Internal floor area 109m<sup>2</sup>

School catchment Balbardie Primary School  
Bathgate Academy

Council tax band Band E

EPC Rating Band C

Train station Bathgate



### Dimensions

#### Ground Floor

Living Room	4.60 x 3.83m
Dining Room	3.31 x 2.99m
Kitchen	3.31 x 2.84m
Breakfasting Room	2.50 x 1.84m
Garage	5.30 x 2.96m

#### First Floor

Bedroom 1	4.41 x 3.83m
Bedroom 2	3.75 x 2.85m
Bedroom 3	2.95 x 2.54m
Bathroom	2.08 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