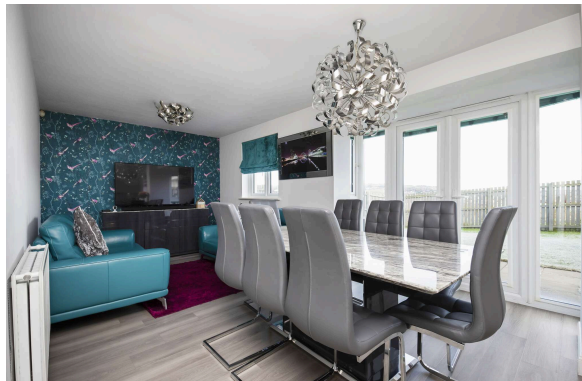




76 Lang Gardens  
BATHGATE | EH48 2JU

  
**warners**  
solicitors & estate agents





## 76 Lang Gardens

BATHGATE | EH48 2JU

Warners are delighted to present to market this this elegant four-bedroom family home set in the Inchcross Grange development, representing the pinnacle of family living with a contemporary feel. Nestled at the end of a quiet cul-de-sac, this two-storey detached villa boasts superb open countryside views with private gardens, plus a detached double garage and driveway, situated within the Simpson Primary catchment, as well as being only a short drive from the railway station.

Neatly set behind the front garden, the front door opens into a welcoming hallway, giving access to the downstairs accommodation. The accommodation offers the new owners a degree of flexible with receptions rooms well catered for. Enjoying views to the front garden, the living room is tastefully designed, featuring high-quality finishes and a warm, welcoming atmosphere. Adjacent to the living room there is a small study which would could be utilised as a fifth bedroom or would make an ideal home office. To the rear the stunning open plan kitchen/dining/family room spans the full width of the property, French doors, set in a box window, grant access and overlook the landscaped rear garden, creating a perfect space to dine, entertain and relax in. The modern kitchen comes with integrated appliances for modern living featuring under cabinet and plinth lighting for added ambience. Off the kitchen there is a handy utility room and a WC off the hallway completes the downstairs accommodation.

Upstairs, a beautiful light-filled landing leads to all four bedrooms which are all doubles, with the main bedroom enjoying the use of ensuite facilities. Completing the accommodation is a modern family bathroom featuring a stylish white three piece suite. Externally, this family home comes with generously sized front and rear gardens and a private driveway leading to a detached double garage. The fully enclosed rear garden is mainly laid to lawn with an intimate patio area, making ideal for al fresco dining. The property further benefits from excellent storage throughout, gas central heating, double glazing, hive controlled heating and there is a handy outdoor tap Early viewing is recommended.

- Elegant four-bedroom detached villa boasting detached double garage

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

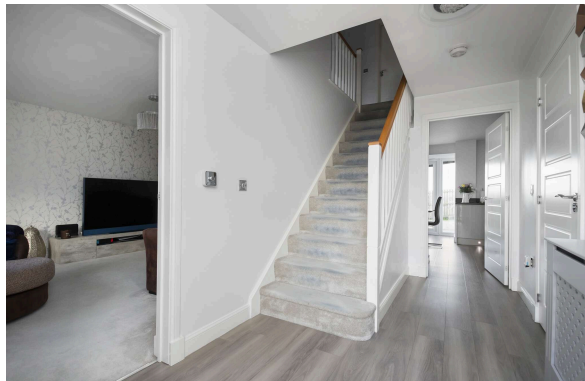




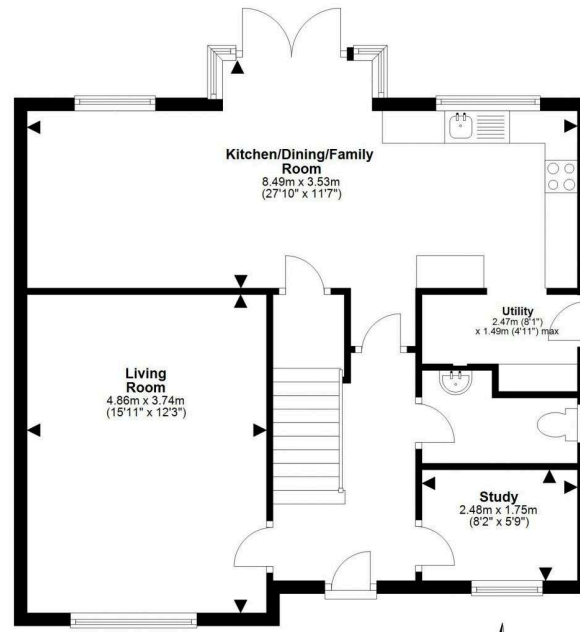
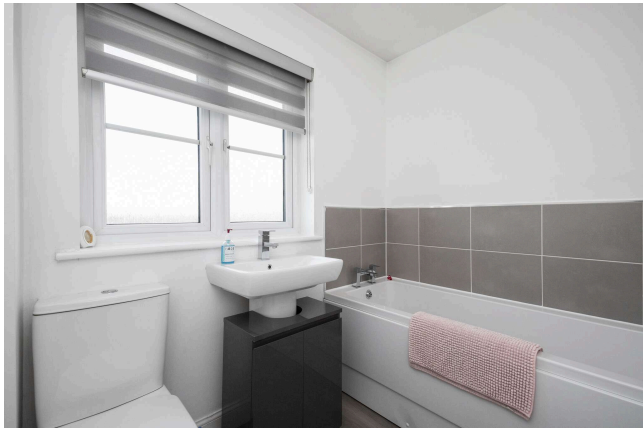
- Elegant four-bedroom detached villa boasting detached double garage set in a quiet cul-de-sac
  - Part of a sought-after modern development
  - Tastefully presented throughout
  - Large living room overlooking front garden
  - Study / fifth bedroom / home office
  - Open plan kitchen/dining /family room leading to garden
  - Separate utility room and WC
  - Main bedroom with en-suite shower room
  - Three further double bedrooms
  - Modern family bathroom with a 3-piece-suite
  - Extensive private gardens
  - Private driveway leading to detached double garage
  - Double glazing and Hive controlled gas central heating
  - OHME EV car charger installed/controlled via APP
  - Soffit downlights at front/back/side of house along with garage
- All integrated appliances will be included in the sale of the property including dishwasher and American style fridge/freezer, along with all curtains, blinds and light fittings. Home cinema items and security cameras will not be included. EPC: B Factoring: Approx. £135 P/A



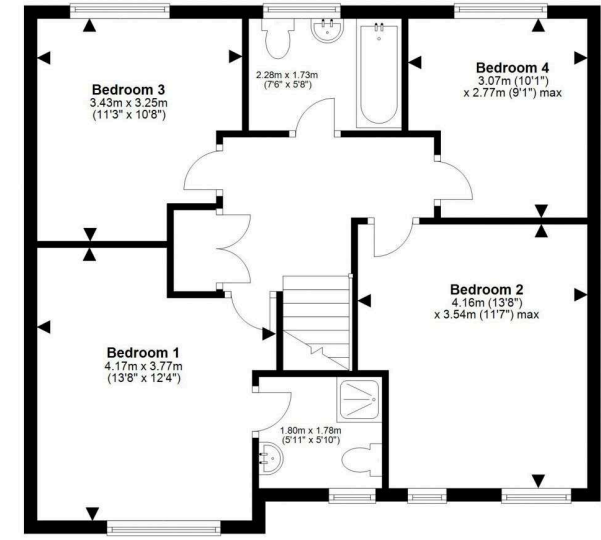
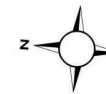
Bathgate is a well regarded West Lothian town lying well within commuting distance of both Edinburgh and Glasgow. In addition to small local shops, both Tesco and Morrisons have stores within the town whilst nearby Livingston is home to the Almondvale Centre, Freeport Leisure Village and Livingston Designer Outlet. Recreational facilities include a golf course or Beecraigs and Almondell Country Parks which are easily accessible. Schooling at all levels is catered for. An efficient bus service operates throughout the town and to other areas, whilst Bathgate Railway Station and easy vehicular access to the M8/M9 motorway networks ensure easy commuting throughout the central belt.







Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.