



## 3 Old Hall Knowe Place

Bathgate, EH48 2TW

Offers over £350,000



We are delighted to present to the market this exceptional family home, situated in a seldom available cul-de-sac in the ever popular Wester Inch Village in Bathgate. Set in a quiet part of the development with little passing traffic on Old Hall Knowe Place, the property is within 5 minutes walking distance of Simpson Primary School to prove especially handy for those with a young family with Bathgate Academy similarly found around 15 minutes walk from the property. Commuters will benefit from a regular service throughout the central belt from the nearby train station, with an access point to the M8 motorway similarly only a short drive from the doorstep. The property is only 50 yards from National Cycle Route 75, great for cyclists or dog walkers to explore the area or linking throughout the village to the town centre and nearby supermarkets.



### Client Comments

"We've really enjoyed staying here. It's been a great place to bring up our children in terms of location to schools. Its 5 mins walk to Simpson Primary along the cycle path and going to school this way means kids only have to cross a single road at the school and that road has pedestrian crossing traffic lights so is really safe. A few families in the street have done the same as us and moved on once their children have got a bit older, so a few younger families have now moved in. There's a good mix in the street now."

### Description

Boasting almost 1500 sqft of accommodation, the property is a generous home for a family to grow into, with the benefit of a garage conversion to offer versatility for a variety of needs whether it be for work, rest or play. A spacious main living room is a comfortable space to relax and unwind after a busy day with feature bay window overlooking the front. To the rear, an impressive dining kitchen is the heart of the home and is a wonderful space to entertain or enjoy everyday family living. An impressive array of sleek storage cabinets features integrated appliances and a breakfast bar for enjoying a morning cuppa, whilst ample room for dining is well suited to dinner parties or family meals. An adjacent utility room houses the laundry facilities alongside sink and additional storage, whilst a ground floor WC offers everyday convenience.

To the upper level, the property enjoys 4 spacious double bedrooms that all enjoy the addition of fitted wardrobes, perfect for a family of varying size or age to enjoy. The master includes an en-suite shower room featuring a stylish suite and enlarged shower cubicle, whilst the principal bathroom includes a 4 piece suite to cater for the demands of busy family life. Further storage for linen or other essential items can be found in both the bathroom and hallway, whilst the attic is floored and equipped with lighting for additional storage requirements.

Externally, a fully enclosed garden is a delight for hosting family gatherings and summer BBQ's, with a decked terrace ideal for enjoying the sunny weather. An artificial lawn keeps maintenance down to a minimum, whilst a shed featuring power and lighting is perfect for storing outside items and tools. A PIR floodlight ensures security and there is also the benefit of an outside tap. To the front, a double width driveway offers good off-street parking with a PodPoint EV wall charger installed for those with an electric car.

### Location

The ever popular town of Bathgate features an impressive array of amenities to satisfy everyday living. A number of supermarkets within the town complement a traditional high street, featuring a wide range of local shops, bars and restaurants. A sports centre includes a swimming pool, gym, football and tennis courts, whilst Bathgate Golf Club enjoys an illustrious history and a highly regarded 18 hole course. There is a good choice of schooling in the area from primary through to secondary level with numerous out of school activities for children to enjoy throughout the town. Travel within the area is well catered for too with an M8 motorway junction and a train station offering a fast and reliable service to both Edinburgh and Glasgow.

Living Room 16'11" x 12'7" (5.17m x 3.86m)

Kitchen / Dining Room 21'8" x 12'7" (6.61m x 3.85m)

Utility Room 8'10" x 5'7" (2.70m x 1.71m)

Family Room / Study 13'5" x 8'0" (4.09m x 2.44m)

Bedroom 1 14'4" x 12'7" (4.37m x 3.86m)

En Suite 8'2" x 6'2" (2.50m x 1.89m)

Bedroom 2 11'0" x 10'0" (3.36m x 3.05m)

Bedroom 3 13'0" x 8'0" (3.97m x 2.44m)

Bedroom 4 10'8" x 9'0" (3.27m x 2.76m)

Bathroom 8'4" x 7'9" (2.55m x 2.38m)

### Extras

All blinds, curtain poles, floor coverings, light fittings, integrated appliances (induction hob, separate full height fridge and full height freezer, 2 single ovens and dishwasher) and the garden shed will be included in the sale.

### Key Info

Home Report Valuation: £360,000

Total Floor Area: 138m<sup>2</sup> (1485 ft<sup>2</sup>)

Parking: Driveway

Heating System: Gas

Factor Fee: £30 per quarter

Council Tax: F - £3329.84 per year

EPC: C

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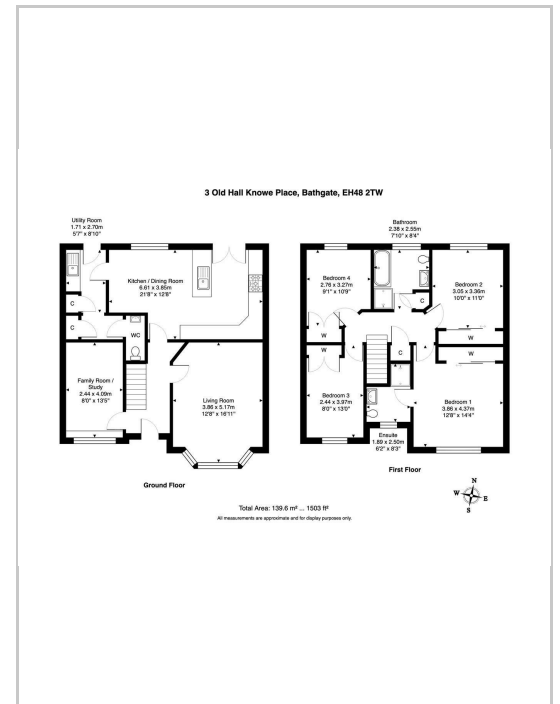
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## Area Map



## Floor Plans



## Energy Efficiency Graph

