



2 Lang Drive

Bathgate, EH48JZ

Offers over £285,000



We welcome to the market this flawless 3 bedroom detached property, situated within a popular residential location in Bathgate to offer a wonderful home for a growing family. Set close to the entrance of the Inchcross Grange development by Baratt Homes, this property is in a perfect position for commuters with a nearby access to the M8 motorway provide swift travel throughout the central belt. Bathgate train station is similarly within easy reach of the property to offer an additional valuable link for those commuting. A range of shopping and recreation can be found in and around the town, whilst Simpson Primary School is a short walk from the property itself.



Description

Completed in 2014, the “Airth” is an excellent layout that is well suited to couples or young families taking that next step up the property ladder. Lovingly styled in a clean neutral palette throughout, the property is offered in turn-key condition for the prospective new owner. The living room is a comfortable space to relax, with feature bay window a hallmark of the builder. To the rear the breakfasting kitchen features a range of sleek storage and space for all the usual appliances, with ample room for a table to host daily meals and double doors that flood lots of light into the property to offer easy garden access. An adjacent utility is perfect for everyday laundry needs, with WC allowing convenience for a busy family.

Upstairs, the property boasts 3 well-proportioned bedrooms that will suit families at varying stage. The impressive master suite spans front to rear, with fitted wardrobes and an en-suite shower room. Further storage space can be found to bedroom 2, which has been adapted as a clever nook for a home office space by the current owner. Bedroom 3 suits an infant or study area if desired, whilst the family bathroom features a 3 piece suite with electric shower above the bath.

Externally, the property sits on an attractive plot, with well manicured garden grounds to the front and rear, alongside a double width driveway and integral garage for good off-road parking. The enclosed rear garden is a wonderful space to soak up the sunshine throughout the day, with lawn, sandstone patio and large decked terrace offering different spaces to enjoy and share with friends and family. Walking routes run parallel to the property to meander towards the school, shops or enjoy a cycle around the area.

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 15'8" x 10'7" (4.78m x 3.24m)
- Kitchen / Dining Room 14'2" x 12'0" (4.33m x 3.68m)
- Utility Room 7'1" x 5'8" (2.16m x 1.75m)
- Bedroom 1 18'11" x 9'0" (5.78m x 2.75m)
- En-suite 6'10" x 4'4" (2.10m x 1.34m)
- Bedroom 2 11'1" x 10'6" (3.40m x 3.22m)
- Bedroom 3 11'1" x 6'5" (3.40m x 1.98m)
- Bathroom 6'10" x 6'2" (2.10m x 1.88m)
- Garage 18'1" x 9'2" (5.52m x 2.81m)

Extras

All blinds, curtain poles, floor coverings and light fittings (minus landing, living room ones) included in the sale. White goods, sofa and garden shed/bar are open for negotiation separately.

Key Info

Home Report Valuation: £290,000
Total Floor Area: 87m2 (940 ft2)
What3words: ///protests.liner.orbited
Parking: Driveway & Garage
Heating System: Gas
Council Tax: E - £2935.75 per year
EPC: C

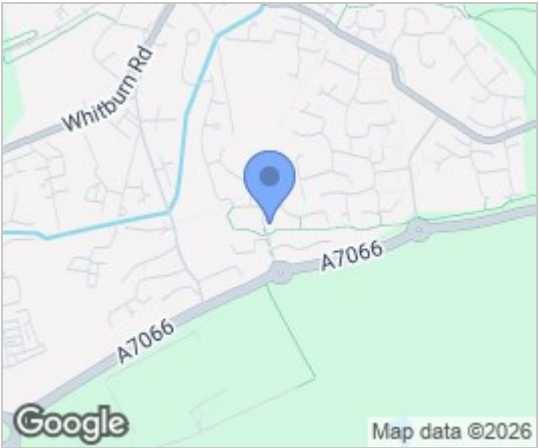
Disclaimer

Early internal viewing is recommended. Viewings are subject to appointment with Brown & Co Properties and slots can be requested via the widget on the property page of our website. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

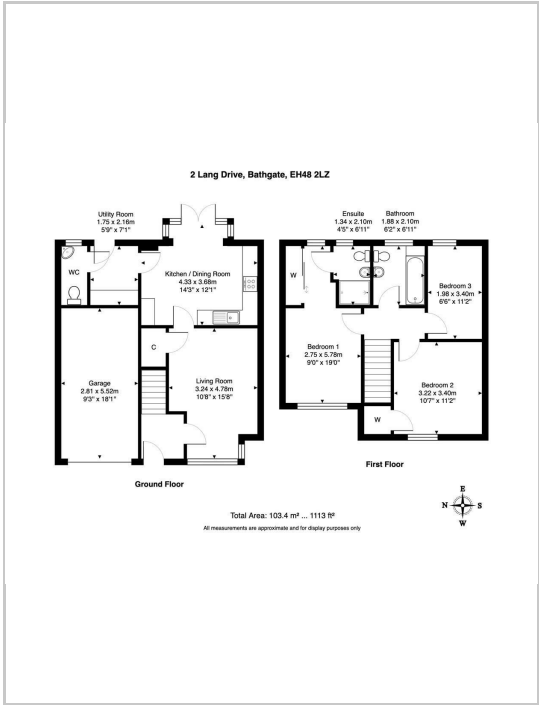
For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or check out our "Book Valuation" request on our website. A PDF copy of the home report can also be downloaded directly from our website. A video tour can be found on within the advert and should be viewed at your earliest convenience.

These particulars are produced in good faith and do not form any part of contract. Measurements are approximates, taken via a laser device at their widest point and act as a guide only. The content of this advert and associated marketing material is copyright of Brown & Co Properties and no part shall be replicated without our prior written consent.

Area Map



Floor Plans



Energy Efficiency Graph

