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Kaim Crescent, Bathgate, EH48 1ER

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Kaim Crescent, Bathgate



Occupying a substantial plot within an established Bathgate setting, this rarely available four-bedroom detached home offers generous family accommodation together with exciting potential.

The accommodation is well suited to family life, with a bright entrance porch opening into the hallway and through to a generous living and dining room. Extending the depth of the property, this spacious room offers plenty of flexibility for both relaxing and dining, with direct access out to the rear garden. The kitchen is positioned to the rear, while a useful WC completes the ground floor. Upstairs, there are four bedrooms, a family bathroom and excellent built-in storage.

Outside, the substantial gardens are a real feature of the property, with mature planting, a wooded boundary and open aspects to both the front and rear. The generous plot also provides potential to extend the existing home, subject to the necessary consents, while an attached garage and driveway add further practicality.

What's special about this house

- Substantial plot with generous mature gardens providing an excellent amount of outdoor space and a real sense of privacy.
- Generous living and dining room extending the depth of the property, creating a versatile space for everyday family life and entertaining.
- Four bedrooms providing flexible accommodation for growing families, guests or those looking for dedicated home-working space.
- Garage and driveway providing useful parking, storage and additional practical space.
- Mature wooded boundary adding character to the garden and giving the property a particularly established and attractive setting.
- Established Bathgate location within walking distance of local schools and Bathgate Railway Station, ideal for both families and commuters.



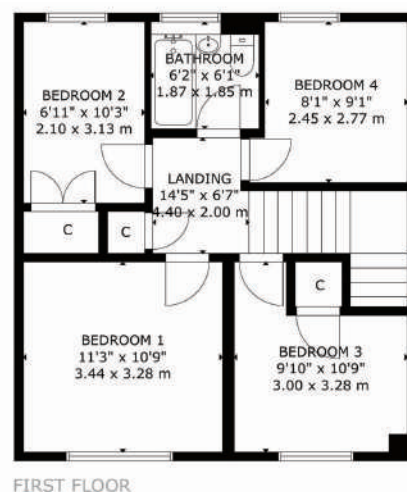
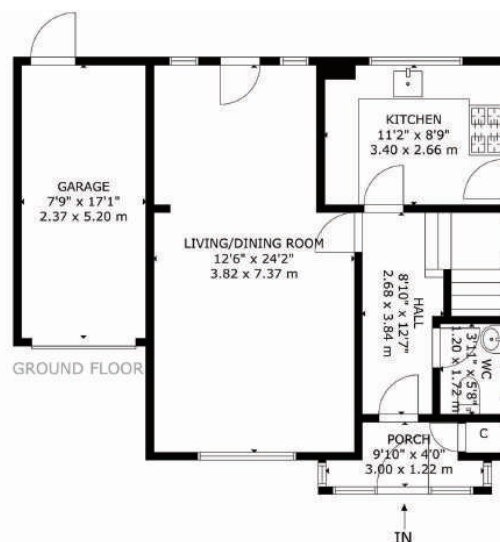
Location and Amenities

- In the catchment for Boghall Primary School and Bathgate Academy.
- Within easy reach of Bathgate town centre and its array of retail, dining, and leisure amenities.
- Ideal commuter location minutes from the M8 with easy access to Edinburgh (19 miles) and Glasgow (29 miles); the M9 is a short drive away.
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is a 5-minute drive.
- Edinburgh International Airport is just 12 miles from the property.
- Green spaces nearby include Black Moss Nature Reserve, Kirkton Public Park, and Polkemmet Country Park.
- Close to recreational activities such as Xcite Leisure Centre and Bathgate Golf Club.

Extras

All floor coverings, light fittings, blinds, curtains, oven/hob, dishwasher, washing machine, and fridge/freezer are included

Home Report valuation	£270,000
Internal floor area	99m ²
School catchment	Boghall Primary School Bathgate Academy
Council tax band	Band E
EPC rating	Band C
Train station	Bathgate



Dimensions

Ground Floor

Living/Dining Room	3.82 x 7.37m
Kitchen	3.40 x 2.66m
WC	1.20 x 1.72m
Garage	2.37 x 5.20m

First Floor

Bedroom 1	3.44 x 3.28m
Bedroom 2	2.10 x 3.13m
Bedroom 3	3.00 x 3.28m
Bedroom 4	2.45 x 2.77m
Bathroom	1.87 x 1.85m

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



Ava Steele
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.