



## 37 Meadowpark Road

Bathgate, EH48 2SP

Offers over £190,000



Tucked within a quiet cul-de-sac in this popular residential setting in Bathgate, this 3 bedroom semi-detached property offers a perfect first step for a young family entering the property market. Meadowpark Road can be found a short walk from Bathgate town centre and is within easy reach of a range of local amenities including shops, cafes, schooling and transport links. Bathgate train station offers a regular service to Edinburgh and Glasgow, whilst an M8 junction provides a further valuable link for commuters. Nature parks such as Little Boghead and Bathgate Meadows are on the doorstep of the property, with Meadowfield play park also perfect for those keen to get outdoors and explore.



Client Comments

"Its a quiet cul-de-sac with friendly neighbours, we get sun in the garden all day. We are within walking distance to the centre of the town, with shops, doctors, school and train station all in easy reach."

Description

The property itself is neatly presented throughout and ready for the incoming new owner to move right in. The living room is a comfortable space to relax and unwind, tastefully presented in calming neutral tones. The dining kitchen to the rear is perfect for entertaining or hosting everyday family meals, with a range of sleek storage cabinets, integrated appliances and a dishwasher that will remain as part of the sale. French doors lead directly out to the rear garden, where a patio offers space for alfresco dining or summer BBQs. Upstairs, there are 3 bedrooms with 2 doubles and a smaller single that serves a multi-purpose for a dressing room, nursery or home office. The 2 main bedrooms provide space for a young family, with fitted wardrobes available to the rear room. The bathroom boasts a 3 piece suite with electric shower mounted above the bathtub and contemporary tiling. Externally, there is a driveway to offer off-street parking for a couple of cars, whilst the low maintenance rear garden is landscaped to enjoy the best of the sunny weather.

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 13'7" x 13'1" (4.16m x 3.99m)

Kitchen / Dining Room 13'7" x 10'1" (4.16m x 3.09m)

Bedroom 1 11'5" x 8'2" (3.50m x 2.51m)

Bedroom 2 10'4" x 8'3" (3.17m x 2.53m)

Bedroom 3 7'4" x 5'2" (2.26m x 1.58m)

Bathroom 7'7" x 4'3" (2.33m x 1.32m)

Extras

All blinds, light fittings, floor coverings, integrated appliances and dishwasher included in the sale.

Key Info

Home Report Valuation: £195,000

Total Floor Area: 63m2 (680 ft2)

Parking: Driveway

Heating System: Gas

Council Tax: C - £1880.75 per year

EPC: D

Disclaimer

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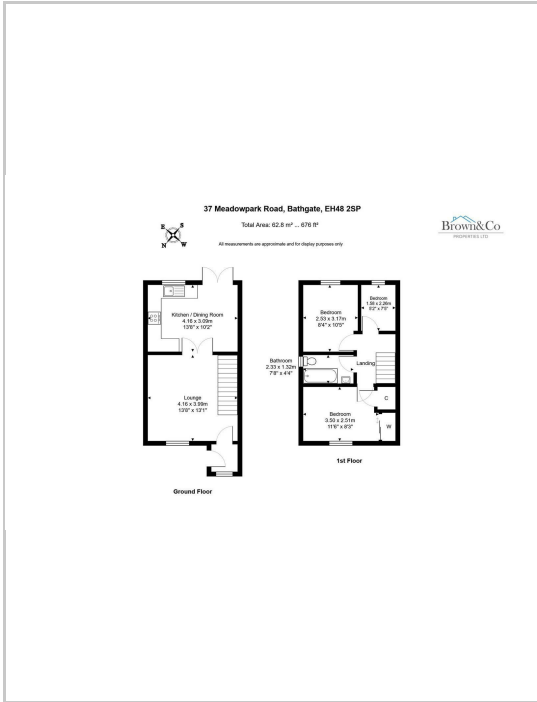
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Area Map



Floor Plans



Energy Efficiency Graph

