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Jardine Place, Bathgate, EH48 4GU

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Jardine Place, Bathgate



Situated within an exclusive development, close to Bathgate's shopping amenities, train station and idyllic surrounding countryside, this immaculately-presented detached house offers three storeys of luxurious family orientated accommodation accompanied by a south-facing garden and excellent private parking. Finished to a superior standard, the home includes five double bedrooms, three bathrooms plus WC and a free-flowing sociable arrangement of living areas.

A bright and welcoming entrance hallway sets the tone for the home. To the left, a spacious dual-aspect reception room creates an elegant setting for both relaxation and dining, enhanced by French doors opening directly onto the garden. The impressive kitchen lies open-plan to the reception area. Designed with both style and practicality in mind, it offers an additional dining area and further French doors leading outside. A separate utility room offers a practical and discreet laundry space. The first floor hosts three of five generously proportioned double bedrooms. The principal suite is particularly impressive benefitting from a dressing room and en-suite bathroom. A well-appointed family bathroom completes the first-floor accommodation. On the upper level are the two remaining double bedrooms.

Externally, the property features a monoblock driveway that leads to an integral single garage, and an enclosed south-facing rear garden.

What's special about this house

- Immaculately presented detached house offering three storeys of luxurious orientated accommodation accompanied with a south-facing garden.
- Spacious reception room creating an elegant setting for both relaxation and dining, enhanced by French doors opening directly onto the garden.
- Impressive kitchen designed with both style and practicality in mind. A central island provides a striking focal point, and the kitchen is fully integrated for a sleek, uncluttered finish.
- Principal suite enjoying a dual-aspect outlook and benefitting from a dressing room with excellent fitted storage, as well as a luxurious four-piece en-suite bathroom.
- Externally, the property continues to impress. To the front, a neat lawn and expansive monoblock driveway provide ample off-street parking and leads to an integral single garage. The enclosed rear garden enjoys a sought-after south-facing orientation, featuring a well-maintained lawn and multiple seating areas. A charming decked terrace, complete with a timber gazebo, creates the perfect setting for outdoor dining and summer entertaining.



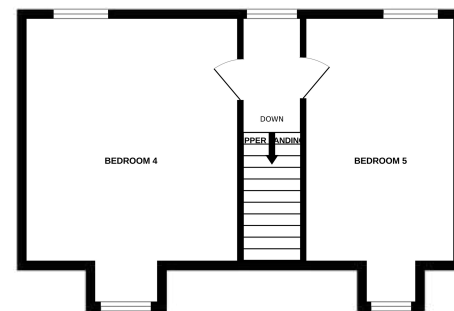
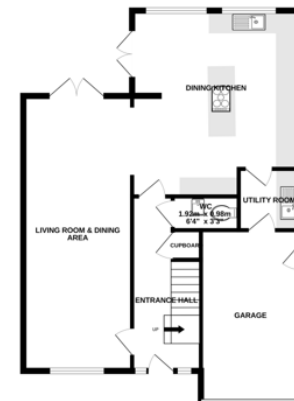






Location and Amenities

- Bathgate town centre is a short five-minute drive, providing a wide variety of high street stores, supermarkets, fashionable bars, and popular restaurants.
- Ideal commuter location close to the M8 with easy access to Edinburgh (22 miles) and Glasgow (30 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 14 miles from the property.
- Scenic green spaces on the doorstep include Balbardie Park of Peace set in rolling, open landscape with fantastic views.
- Excellent recreational activities nearby include Xcite Leisure Centre, Balbardie Park of Peace Golf Club, and Bathgate Golf Club.
- An array of high-quality boutiques and eateries at Livingston Designer Outlet (7 miles via the M8).



“Finished to a superior standard, this home includes five double bedrooms, three bathrooms, plus WC and a free-flowing sociable arrangement of living areas”

Home Report valuation	£440,000
Internal floor area	176m ²
School catchment	Balbardie Primary School Bathgate Academy
EPC Rating	C
Council tax band	G
Train station	Bathgate Train Station

Extras

All floor coverings, light fittings, blinds, curtains, oven/hob, integrated dishwasher, integrated fridge/freezer, metal hut on side decking, play house, cinema screen and projector are included

Dimensions

Ground Floor

Living Room/Dining Area	7.99 x 3.16m
Dining Kitchen	5.40 x 4.88m
Utility	1.78 x 1.78m
WC	1.92 x 0.98m
Garage	4.92 x 2.88m

First Floor

Master Bedroom	4.24 x 2.88m
Dressing Room	2.88 x 1.50m
Master En-suite	2.88 x 1.98m
Bedroom 2	3.83 x 3.23m
Ensuite 2	2.00 x 1.50m
Bedroom 3	3.23 x 2.61m
Family Bathroom	2.58 x 2.00m

Second Floor

Bedroom 4	5.44 x 4.06m
Bedroom 5	5.44 x 2.88m

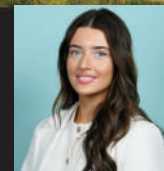
NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Pioneers in Property



Ava Steele
Property Manager

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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.