



32 St. Mary's Place, Bathgate

RE/MAX SELECT



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NIAL MCCABE & RE/MAX SELECT (Bathgate) proudly present to the market this distinguished beige sandstone detached villa, offering 4 bedrooms, 3 bathrooms, and 2 reception rooms, elegantly positioned within the highly sought-after St Marys Place development in Bathgate. The property features immaculate interiors, a versatile layout, and beautifully maintained south-facing gardens – an exceptional family home just moments from the town centre.

On the lower level, all accommodation is accessed via a spacious hallway, where sleek flooring creates an immediate sense of style and refinement; to the left, the formal lounge provides an elegant setting, enhanced by a striking bay window that floods the room with natural light and a charming focal fireplace, with décor that is both sophisticated and inviting. Adjacent lies the separate dining room – an ideal space for entertaining, with patio doors opening seamlessly onto the south-facing decked terrace, extending the living space beautifully; an internal door leads through to the well-appointed white high-gloss kitchen, thoughtfully designed with ample workspace, dual-aspect windows, and generous room to cook, host, and enjoy, while a bright and stylish two-piece W.C. completes the lower level.

Ascending the elegant stairway, the upper level reveals a generous landing that leads to 4 well-proportioned bedrooms and 2 additional bathrooms; the principal suite is positioned to the front of the property, enjoying impressive views over the surrounding development, and is finished in a contemporary palette with ample built-in wardrobes and a modern en-suite shower room. Bedroom two is south-facing, overlooking the rear garden, and is presented as a beautifully styled double in soft, neutral tones, while bedrooms three and four are equally spacious and bathed in natural light from large windows, currently utilised as home offices but offering excellent flexibility as guest bedrooms or dressing areas. A boutique-inspired family bathroom completes this level, featuring a large bathtub, wash basin, and W.C., complemented by elegant tiling and a glazed window.

Externally, the property occupies a generous and mature plot, presenting beautifully from the outset with a well-maintained front lawn, bordered planting, and a privacy fence; to the rear, a multi-car monoblock driveway provides access to a private single garage, while a side gate leads into the secluded south-facing garden, where a lush lawn, thoughtfully designed decked terrace, and sunlit patio combine to create an idyllic setting for relaxation and outdoor entertaining.







RE/MAX SELECT – *By Niall McCabe*

6 Whitburn Road, Bathgate – EH48 1HH

01506 532 684 • bathgate@remax-scotland.homes •

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