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Hunter Grove, Bathgate, EH48 1NN

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Hunter Grove, Bathgate



A rarely available four-bedroom detached family home in a sought-after Bathgate development featuring a flexible layout, an abundance of natural light, off-street parking and a beautifully presented south-east-facing garden.

Spanning one floor on a sizeable plot, this impressive property boasts a south-east-facing living room leading in turn to an adjoining dining room and the dining kitchen, both of which offer garden access. Four comfortable and bright double bedrooms including one with an en-suite and a family bathroom complete the layout.

A short drive from the centre of Bathgate and close to transport links, Bathgate Academy and an array of leisure and retail amenities, this property offers everything today's modern family is looking for.

What's special about this house

- Spacious south-east-facing living room flooded with natural light and boasting a fireplace set into a white stone mantle. With French doors leading to the adjoining dining room, this is a wonderful setting for everyday relaxation and socialising.
- Versatile dining room with bespoke bar. Opening into both the living and dining room as well as onto the east-facing decking it is ideal for entertaining and hosting family gatherings.
- Spacious and bright dining kitchen with wood-effect wall and floor units, worktop space and an integrated range cooker. Benefits from garden access.
- South-east-facing principal double bedroom overlooking the front of the property and featuring built-in mirrored wardrobes. A restful retreat, it enjoys access to an en-suite walk-in shower room.
- Beautifully presented enclosed south-east-facing garden featuring an expansive manicured lawn, borders, hedging, and established plants. A raised decking area is perfect for morning coffee or socialising and a summer house and shed add to its appeal.
- Large driveway and car port.



Location and Amenities

- Catchment for Boghall Primary School and Bathgate Academy.
- Bathgate town centre is only a 5-minute drive, providing a wide variety of high street stores, supermarkets, bars, and popular restaurants.
- Ideal commuter location close to the M8 with easy access to Edinburgh (20 miles) and Glasgow (29 miles); the M9 is a short drive.
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is a 5-minute drive.
- Edinburgh International Airport is just 13 miles away.
- Scenic green spaces on the doorstep including Kirkton Public Park and Polkemmet Country Park.
- Near to family-friendly recreational activities such as Xcite Leisure Centre, Bathgate Golf Club, Deer Park Golf and Country Club, Five Sisters Zoo, and Almond Valley Heritage Centre.
- An array of high-quality boutiques and eateries at Livingston Designer Outlet (5 miles via the M8).

Extras

All floor coverings, light fittings, blinds, curtains, oven/hob, washing machine, tumble dryer, fridge/freezer, chest freezer, sun house and garden hut are included

Home Report valuation	£380,000
Internal floor area	165m ²
School catchment	Boghall Primary School Bathgate Academy
Council tax band	F
EPC rating	C
Train station	Bathgate Railway Station



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1618 SQ FT / 150 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Dimensions

Living Room	6.03 x 3.95m
Dining Room	3.76 x 3.94m
Kitchen	3.56 x 6.17m
Bedroom 1	4.84 x 2.78m
En-suite	2.18 x 3.01m
Bedroom 2	3.71 x 2.83m
Bedroom 3	3.02 x 2.94m
Bedroom 4	2.94 x 2.93m
Bathroom	3.01 x 1.73m

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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.