Brown&Co
PROPERTIES LTD

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# 6 Starlaw Avenue

Bathgate, EH48 1LJ

## Fixed Price £320,000

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Set within a desirable and seldom available part of Bathgate, this impressive detached villa in Starlaw Avenue offers spacious and flexible accommodation, perfectly suited to modern family life. Ideally located for a range of buyer requirements, the property is within easy reach of schooling for all ages, making the morning school run effortless. Bathgate's excellent range of local amenities, cafés, supermarkets, leisure facilities and the town's train station are all easily accessible, whilst a nearby connection to the M8 motorway offers superb transport links to both Edinburgh and Glasgow.







## Description

The deceptively spacious accommodation boasts 4 generous bedrooms, with 2 located on the ground floor and 2 on the upper level, providing flexibility for multi-generational families, those working from home, or buyers seeking adaptable and accessible living space. The open plan living and dining area is a real delight, offering space to relax and unwind day-to-day or to host friends and family gatherings. The fitted kitchen is equipped with handy range of storage cabinets alongside space for all the essential appliances. The 2 rooms to the ground floor offer versatility for a family or for additional living areas, with the left hand side room boasting French doors to lead directly to the rear garden. A bathroom with 3 piece suite is also located off the hallway, offering everyday practicality for the needs of a busy family.

Upstairs, 2 further bedrooms include a spacious master suite to the front, complete with en-suite shower room and eaves storage space. Additional wardrobe space can be found in the remaining double bedroom to the rear, with cupboards in the hallway ideal for further storage of daily items. Outside, there is a driveway to the side to allow off-street parking for a handful of cars, with garage providing further secure parking space or storage requirements. The secure, south-west facing rear garden is a key feature, enjoying sunshine throughout the afternoon and into the evening to provide the perfect space for entertaining, alfresco dining, children's play or simply to relax outdoors.

## 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 20'6" x 11'0" (6.27m x 3.36m)

Dining Room 10'2" x 9'1" (3.10m x 2.78m)

Kitchen 12'10" x 10'2" (3.93m x 3.10m)

Bathroom 8'1" x 5'11" (2.47m x 1.81m)

Sitting Room/Bedroom 4 13'6" x 10'5" (4.13m x 3.20m)

Bedroom 1 20'6" x 11'8" (6.27m x 3.58m)

En Suite 5'10" x 4'11" (1.79m x 1.50m)

Bedroom 2 13'8" x 11'8" (4.19m x 3.58m)

Bedroom 3 13'6" x 10'7" (4.13m x 3.25m)

## Extras

All blinds, light fittings, floor coverings and integrated appliances included in the sale. Any other items by separate negotiation.

## Key Info

Home Report Valuation: £320,000
Total Floor Area: 130m2 (1400 ft2)
What3words: ///groups.perch.finishers
Parking: Driveway & Garage
Heating System: Gas
Council Tax: E - £2935.75 per year
EPC: D

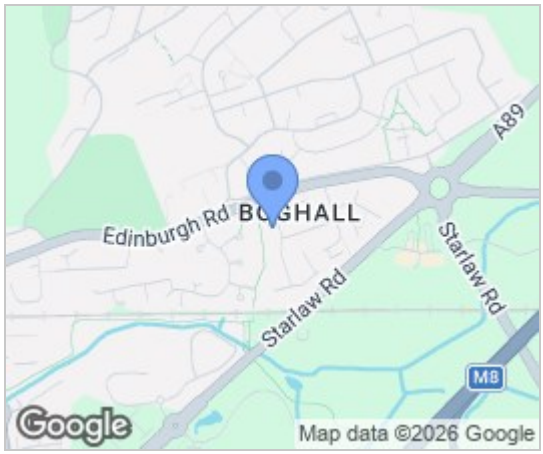
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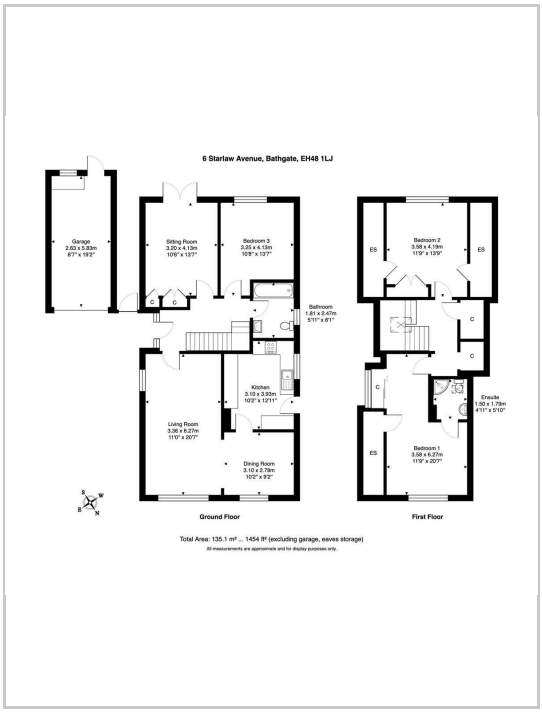
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## Area Map




## Floor Plans




## Energy Efficiency Graph

