



5 Woodthorpe Gardens, Bathgate

Offers Over £525,000

5 Woodthorpe Gardens

Bathgate

Welcome to Woodthorpe Gardens, a substantial four bedroom, three bathroom detached home extending to well over 2,100 sq ft and forming part of an exclusive private development of just 11 properties in Bathgate. The property combines an expansive family layout with a double garage, large driveway and parking for up to a further 3 cars, the estate benefits from extra visitor spaces.

The entrance immediately introduces the scale and finish found throughout the home. A broad hallway is finished with herringbone style flooring and neutral décor, while the staircase rises through the centre of the property to a bright, open upper landing.

The main lounge is a particularly well proportioned reception room, providing ample space for multiple sofas and larger pieces of furniture. Soft green tones are paired with neutral carpeting and timber detailing around the media wall, creating a comfortable separate living space away from the main open plan area.

The real centrepiece of Woodthorpe Gardens is the kitchen, dining and family area, a seriously impressive space stretching across the rear of the property and clearly designed around modern family life.

The kitchen itself is substantial, with contemporary cabinetry running along both sides, extensive worktop space, integrated appliances and a large peninsula providing further preparation space alongside casual seating for two. There is no shortage of storage here, but importantly, the kitchen never feels separated from the rest of the room.

Beyond it, there is space for a full six to eight seat dining table before the room continues into its own dedicated family area. This is a proper second living space, currently accommodating a large corner sofa with room still to spare, while the freestanding wood burning stove creates a natural focal point.

And then there is the connection to the garden. Multiple sets of glazed doors run along the rear, opening the dining and family areas directly onto the patio and lawn beyond. Dinner around the table, everyone gathered in the family area, doors open onto the garden in the warmer months... this is the kind of space that would genuinely become the heart of the home.

A separate utility room continues the clean finish of the kitchen, providing additional cabinetry, worktop space, a sink and dedicated space for laundry appliances.



Also positioned downstairs is a dedicated home office, creating a completely separate workspace away from the main living areas. There is room for a substantial desk setup alongside additional office furniture and storage, making it particularly practical for regular home working without having to sacrifice one of the four bedrooms.

Upstairs, the generous landing connects all four bedrooms and the main family bathroom. benefitting from extra storage space.

The main bedroom is another standout space. Its proportions comfortably accommodate a super king size bed alongside substantial bedroom furniture and a dedicated dressing area. A panelled feature wall provides a strong focal point behind the bed, while extensive fitted storage offers plenty of practical space without compromising the size of the room.

The adjoining en-suite is finished in contemporary neutral tiling and incorporates twin wash hand basins, W/C and a separate shower enclosure.

Bedrooms two and three are both generous could take king-size beds, each offering plenty of space for full bedroom furniture. Connecting the two is a Jack and Jill en-suite, complete with a shower enclosure, wash hand basin and W/C, providing both bedrooms with direct access and creating an excellent arrangement for family members or visiting guests.

The fourth bedroom provides another well proportioned space and is currently presented as a complete blank canvas, ready for a new owner to make their own. Fitted wardrobes provide useful built-in storage while leaving plenty of floor space for bedroom furniture.

The main family bathroom follows the same neutral finish, incorporating a bath with shower attachment, wash hand basin and W/C.

Externally, the rear garden offers a strong balance between lawn and entertaining space. A broad paved patio runs directly from the house, providing plenty of room for outdoor seating and dining furniture, while the generous lawn is enclosed by timber fencing with established planting around the boundaries.



To the front, the scale continues. A substantial monoblock driveway provides private parking for up three cars and leads directly to the double garage, complemented by a lawned frontage and curved approach to the property.

Woodthorpe Gardens is positioned within Bathgate and forms part of a private development of only 11 properties, offering a more intimate setting than a larger residential development. Bathgate itself provides a wide range of everyday amenities, including shops, supermarkets, cafés, restaurants and leisure facilities, alongside primary and secondary schooling throughout the wider area.

For commuters, Bathgate railway station provides connections towards both Edinburgh and Glasgow, while the town is well placed for access to the M8 and wider motorway network. The surrounding West Lothian countryside also provides a variety of walking routes and outdoor spaces, with the Bathgate Hills within easy reach.

Overall, Woodthorpe Gardens brings together well over 2,100 sq ft of family living, four bedrooms, three bathrooms, multiple reception areas, a dedicated home office, an impressive kitchen, dining and family space, double garage, parking for up to three cars and a generous private garden, all within a development of just 11 homes.

Home Report Value- £540,000

EPC - B

Council Tax Band - G

Square Ft- 2045/ 190m2

Some images within this listing have been digitally enhanced or created using AI for illustrative purposes. Prospective buyers are advised to arrange a viewing to confirm the property's actual appearance, condition and features.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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