



120 Hope Park Gardens, Bathgate  
Offers Over £224,000



## 120 Hope Park Gardens

Bathgate

Beautifully presented three-bedroom semi in sought-after Hopepark Gardens. Features modern kitchen, conservatory, spacious lounge, garden, driveway, and family bathroom.

Early viewing advised.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



### Hall

A bright and welcoming entrance hallway accessed via a half-glazed uPVC front door, allowing plenty of natural light to flow into the space. Finished with attractive vinyl flooring, the hallway features a central ceiling light, radiator, and provides access to the cloakroom/WC, lounge, and staircase leading to the first floor.

### Lounge

14' 4" x 11' 11" (4.38m x 3.62m)

A spacious and well-proportioned lounge featuring a large front-facing window that provides an abundance of natural light. The room is finished with carpet flooring and benefits from a central ceiling light and radiator. A decorative fireplace with an attractive surround and electric fire creates an inviting focal point. Offering ample space for a range of freestanding furniture, the lounge provides comfortable living accommodation and enjoys access to both the entrance hall and the kitchen/dining area.

### Kitchen/Diner

14' 10" x 9' 8" (4.52m x 2.95m)

A modern and well-equipped kitchen/dining room with space for a dining table and chairs. Featuring a rear-facing window and French doors to the conservatory, the room enjoys plenty of natural light. Fitted with a range of wall and base units providing excellent storage, including a pantry cupboard, along with integrated appliances comprising an oven, grill, fridge freezer, wine cooler, washing machine, dishwasher, and a five-ring gas hob with extractor hood. Finished with vinyl flooring, spot lighting, a radiator, and ample worktop space with stylish splashback finishes.

### Conservatory

11' 5" x 8' 11" (3.47m x 2.73m)

A superb-sized conservatory offering excellent additional living space with ample room for a range of freestanding furniture. Enjoying delightful views over the garden, the room creates a bright and relaxing atmosphere, bringing the outdoors in. Finished with vinyl flooring and wall lighting, this versatile space could be utilised as a dining room, playroom, second lounge, or home office to suit a variety of lifestyles. Ideal for both entertaining and everyday enjoyment.





#### Wc

5' 3" x 2' 9" (1.60m x 0.85m)

A stylish and contemporary cloakroom fitted with a low-level WC and modern vanity wash hand basin with mixer tap. A front-facing opaque window provides natural light while maintaining privacy. Finished with attractive laminate flooring, striking London brick-style wall tiling, chrome vertical radiator, and ceiling spotlights, creating a fresh and modern feel.

#### Stairs & Landing

A carpeted staircase leads to the first-floor landing, which provides access to all three bedrooms and the family bathroom. The landing benefits from a central ceiling light and access to the loft space. A bright and well-presented area connecting the accommodation throughout the upper floor.

#### Bedroom One

11' 9" x 9' 5" (3.57m x 2.86m)

A beautifully presented and generously proportioned primary bedroom featuring two front-facing windows that flood the room with natural light. The room benefits from carpet flooring, a radiator, and an attractive feature ceiling light. Large double fitted wardrobes provide excellent storage, making this a comfortable and stylish principal bedroom retreat.

#### Bedroom Two

7' 10" x 7' 9" (2.38m x 2.36m)

This second bedroom enjoying a pleasant rear-facing aspect, allowing for plenty of natural light. The room is well presented and benefits from carpet flooring, a radiator, and a central ceiling light. Offering ample space for a range of bedroom furniture, this is an ideal guest room, child's bedroom.





### Bedroom Three

8' 11" x 7' 0" (2.72m x 2.14m)

A versatile third bedroom enjoying a rear-facing window that provides natural light. The room benefits from carpet flooring, a radiator, and a central ceiling light. Ideal as a single bedroom, nursery, dressing room, or home office, offering flexibility to suit a variety of needs and lifestyles.

### Family Bathroom

6' 4" x 6' 4" (1.94m x 1.94m)

A stylish and contemporary family bathroom featuring a side-facing opaque window that allows for natural light while maintaining privacy. Fitted with a modern vanity unit incorporating a WC and wash hand basin with waterfall mixer tap, the bathroom also benefits from a panelled bath with mixer taps, an electric shower overhead, and a folding glass shower screen. Finished with attractive wet wall panelling, ceiling spotlights, and a chrome heated towel rail, creating a sleek and low-maintenance space.





## REAR GARDEN

A fantastic, sunny rear garden offering an ideal outdoor space for both relaxation and entertaining. The garden features a well-maintained lawn, a generous patio area, and an additional seating space finished with matching paving. A decorative stone-chipped section adds further appeal and low-maintenance practicality. Fully enclosed by fencing with gated access, the garden provides a safe and private environment for families, children, and pets to enjoy.

## DRIVEWAY

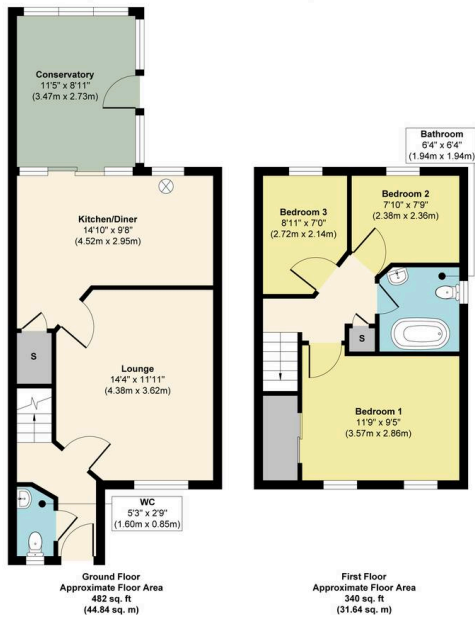
2 Parking Spaces

The property benefits from a generous monoblock driveway, providing excellent off-street parking and a low-maintenance finish. A decorative stone-chipped area further enhances the property's kerb appeal while remaining easy to maintain. In addition, there is a further allocated parking space adjacent to the property, offering added convenience for homeowners and visitors alike. Situated within a quiet no-through road, the property enjoys minimal passing traffic, creating a peaceful and family-friendly setting.





120 Hope Park Gardens, Bathgate, EH48 2QX



Approx. Gross Internal Floor Area 822 sq. ft / 76.48 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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