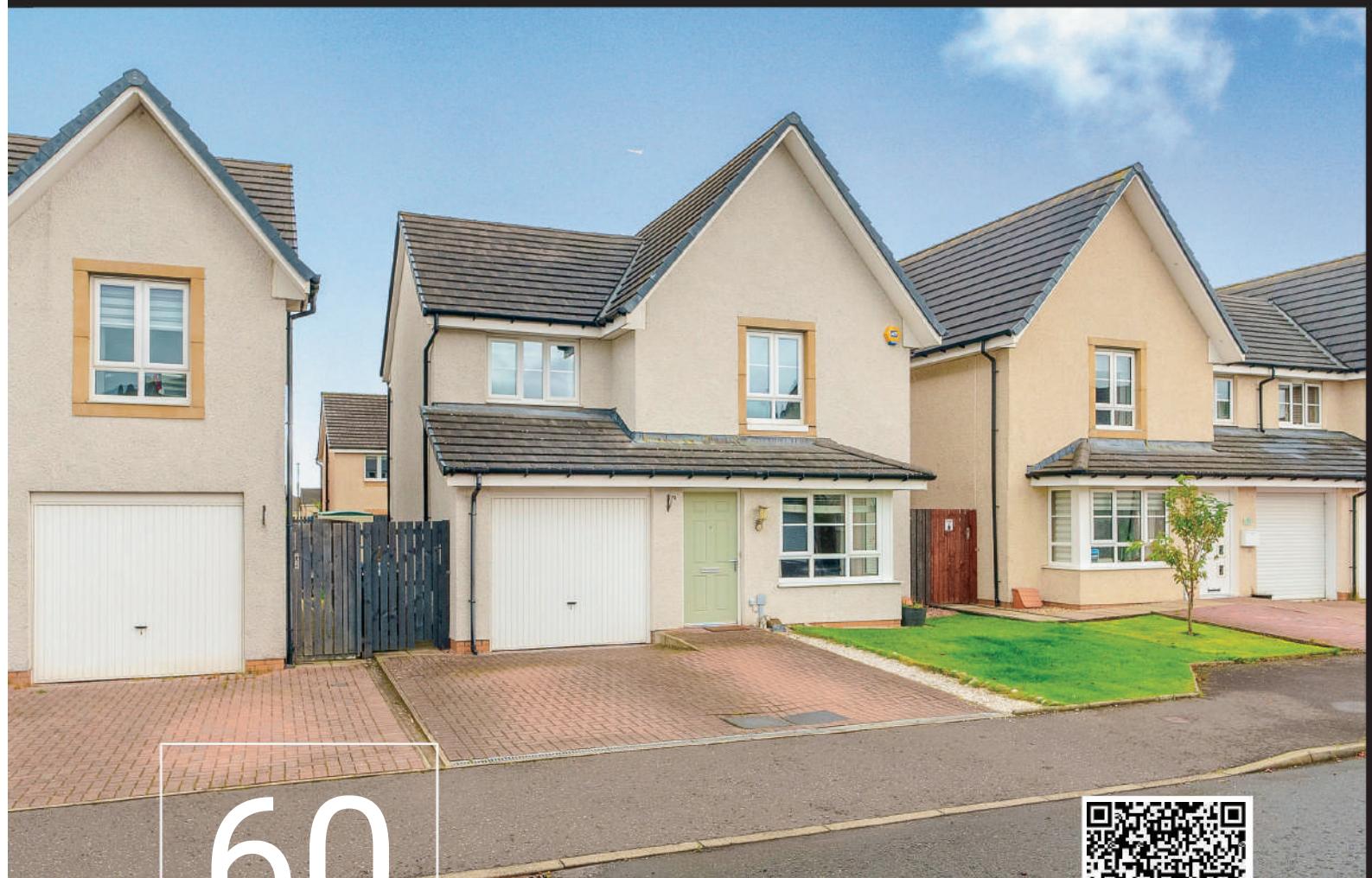


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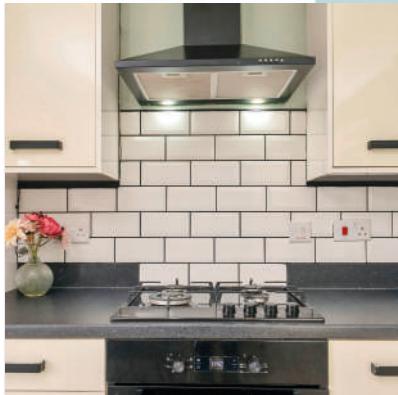
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Lang Drive, Bathgate



Set within the sought-after Inch Cross development in Bathgate, this three-bedroom detached family home is presented in true turn-key condition, complete with an enclosed rear garden and off-street parking.

Thoughtfully arranged over two floors, the bright and spacious accommodation comprises a welcoming living room that flows into a stylish dining kitchen with direct access to the rear garden, making it ideal for everyday living and entertaining. A good-sized utility room with garden access and a guest WC completes the ground floor. Upstairs, there are three comfortable bedrooms, comprising two doubles and a single, along with a well-appointed family bathroom.

Conveniently located just a short drive from Simpson Primary School, Bathgate town centre, and excellent transport links, this home combines modern family living with the tranquillity of a peaceful residential setting.

What's special about this house

- Three-bedroom detached home presented in turn-key condition.
- Bright living room overlooking the front of the property and adorned with wooden flooring and a warm colour palette.
- Dining kitchen adjoining the living room and opening through French doors to the rear garden. The L-shaped kitchen boasts gloss cream wall and floor units with matte black hardware, worktops, and a metro-tiled splashback. High-spec integrated appliances include an extractor hood, gas hob, and oven. A utility with garden access provides additional storage and leads to a guest WC.
- Principal double bedroom with a well-appointed en-suite shower room.
- Small neat front lawn. Rear garden combining a lawn, raised timber decking, paving, and decorative stones. A wonderful retreat for friends and family to enjoy.
- Monoblock driveway and integral single-car garage for excellent off-street parking.



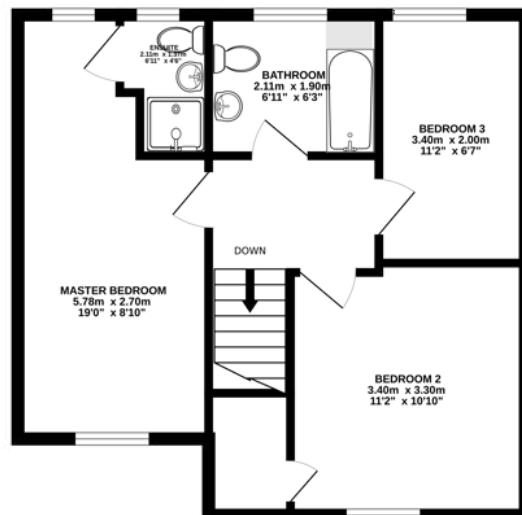
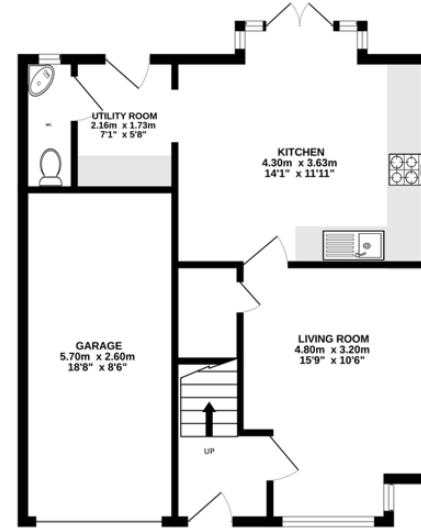
Location and Amenities

- A prestigious, friendly, and quiet residential setting yet close to the centre of Bathgate
- Bathgate town centre is a short ten-minute drive, providing a wide variety of high street stores, supermarkets, fashionable bars, and popular restaurants
- Ideal commuter location close to the M8 with easy access to Edinburgh (22 miles) and Glasgow (27 miles); the M9 is a short drive
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is a five-minute drive
- Edinburgh International Airport is just 14 miles away
- Scenic green spaces on the doorstep including Beecraigs and Polkemmet Country Parks
- Near to family-friendly recreational activities such as Xcite Leisure Centre, Bathgate Golf Club, Five Sisters Zoo, and Almond Valley Heritage Centre
- An array of high-quality boutiques and eateries at Livingston Designer Outlet (6 miles via the M8)

Extra's

Wardrobes in master bedroom are included

Home Report valuation	£270,000
Internal floor area	104m ²
School catchment	Simpson Primary School Bathgate Academy
Council tax band	E
EPC Rating	B
Train station	Bathgate Train Station



Dimensions

Ground Floor

Living Room	4.80 x 3.20m
Kitchen	4.30 x 3.63m
Utility Room	2.16 x 1.73m
Garage	5.70 x 2.60m

First Floor

Bedroom 1	5.78 x 2.70m
Ensuite	2.11 x 1.37m
Bedroom 2	3.40 x 3.30m
Bedroom 3	3.40 x 2.00m
Bathroom	2.11 x 1.90m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.



Pioneers in Property



Kirsty Black
Property Manager