RE/MAX PROPERTY



12 Bridgend Park, Bathgate, EH48 2AY



Offering an excellent blend of generous living space, versatility and practicality, this superb property is perfectly suited to modern family living. Further benefits include a multi car driveway and detached garage, providing excellent convenience and additional storage.
The thoughtfully laid out accommodation offers fantastic flexibility to suit a variety of lifestyles, whether you require additional space for a home office, guest accommodation or growing family needs. Presented in move in condition, this is a home that allows you to settle in and enjoy from day one.
Lorna MacDonald and REMAX Property are delighted to bring to the market this impressive three bedroom detached family home, situated within the desirable location of Bridgend Park.

Bathgate, a popular town in West Lothian, boasts excellent transport links with easy access to the M8 motorway and a well connected train station. Families are well served by reputable schools, at all levels, and nurseries, fostering a nurturing educational environment. Local amenities include a variety of shops, cafes, and parks, catering to diverse needs. Residents enjoy a range of leisure facilities, including sports centers, scenic walking trails and golf course, promoting an active lifestyle. Bathgate strikes the perfect balance between connectivity and community, making it an ideal place to call home.

Front Garden & Approach
The property is approached via a welcoming monoblock driveway leading directly to the front door, with a neatly turfed area providing an attractive touch of greenery. Extending to the side, the driveway offers ample space for multiple vehicles and leads through to the detached garage. The garden grounds are fully enclosed by fencing.
Entrance Hallway
Accessed via a half glazed upvc door, the welcoming entrance hallway provides an inviting introduction to the home, with natural light enhancing the space. Finished with white painted walls and terracotta tiled flooring, the hallway offers a practical yet appealing entrance. A useful storage cupboard provides convenience, while further features include downlights, a radiator, power point and smoke detector.
Lounge
5.027m x 3.793m (16'05" x 12'05")
This generously proportioned room is finished with white painted walls and laminate flooring, creating a bright and welcoming space. A large front facing window allows an abundance of natural light to fill the room, further complemented by ceiling lighting. A useful under stair cupboard provides storage space, while a radiator, smoke detector and power points complete the room.
Open Plan Kitchen Diner
2.888m x 4.760m (9'05" x 15'07")
The impressive open plan kitchen and dining area forms the heart of the home, providing a fantastic space for family living and entertaining.
The kitchen is fitted with wood effect wall and base units, complemented by black laminate work surfaces and matching splashback. Black tile effect vinyl flooring defines the kitchen area, flowing through to wood effect laminate flooring in the dining space, while white painted walls create a fresh finish.
Integrated appliances are included in the sale, comprising an under counter oven and grill, four ring electric hob, built in extractor hood, dishwasher, under counter washing machine and fridge.
Positioned beneath the rear facing window, the stainless steel sink with drainer and mixer tap enjoys a pleasant outlook over the garden. French doors provide direct access to the rear garden, while a further half glazed upvc door to the side offers access to the driveway.
The room is completed by downlights, a radiator, heat detector and power points.
Living Level Toilet
1.645m x 0.888m (5'04" x 2'10")
The toilet is finished with a combination of white wall tiling and magnolia painted walls, complemented by tiled flooring. The suite includes a close coupled toilet and pedestal wash sink. A side facing window provides natural light, while downlights and a radiator finish the space.
Stairs and Landing
The décor continues seamlessly upstairs, with carpeted stairs and landing complemented by crisp white painted walls. A side facing window allows natural light to brighten the space, while downlights provide additional illumination. A built in cupboard houses the hot water tank and provides additional shelving for storage, with further practical features including a smoke detector, attic hatch and a power point.

Primary Bedroom
4.142m x 2.561m (13'07" x 8'04")
This well proportioned bedroom is finished with crisp white painted walls and carpeted flooring, creating a bright and inviting space. A built in wardrobe provides excellent storage, with both hanging and shelving space. A front facing window allows plenty of natural light to fill the room, complemented by a ceiling light. A radiator and power points complete the room.

Bedroom Two
3.097m x 2.757m (10'01" x 9'00")
This lovely double bedroom has been finished with white painted walls and carpet to the floor. The window to the rear of the property allows in natural light and this is further complemented by a ceiling light. A single built in wardrobe provides useful hanging and shelving storage. Power points and a radiator are also provided.

Bedroom Three
3.084m x 2.121m (10'01" x 6'11")
This great bedroom features grey painted walls and carpeted flooring, creating a warm and inviting atmosphere. A window at the front of the property allows plenty of natural light to fill the room. The space is further complemented by a ceiling light, a radiator, power points, and a cupboard over the stairs providing storage space.

Shower Room
1.857m x 1.897m (6'01" x 6'02")
The shower room is finished with tiled walls and stylish black tile effect vinyl flooring. A rear facing window allows natural light to brighten the space, further enhanced by downlighting. The contemporary white suite comprises a shower enclosure fitted with an electric shower, a vanity sink and a close coupled toilet. A chrome heated towel rail and extractor fan complete this well appointed space.

Garage
6.146m x 3.471m (20'01" x 11'04")
The detached garage benefits from an up and over door and separate side access, together with power points and two ceiling lights. Offering excellent versatility, the space is ideal for secure vehicle parking, additional storage or use as a workshop. Further benefiting from useful attic storage, accessed via a fitted ladder, the garage offers excellent additional practicality.

Rear Garden
The attractive rear garden offers a private, low maintenance outdoor space, ideal for relaxing and entertaining. Laid with monoblock paving, the garden provides a versatile area for outdoor dining, summer gatherings or simply enjoying the outdoors. Enclosed by fencing, the space offers a good degree of privacy and security, making it a practical and appealing addition to the home.

Additional Items
All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale.

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING
Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS
All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS.Telephone 01506 418555 Fax 01506 418899.

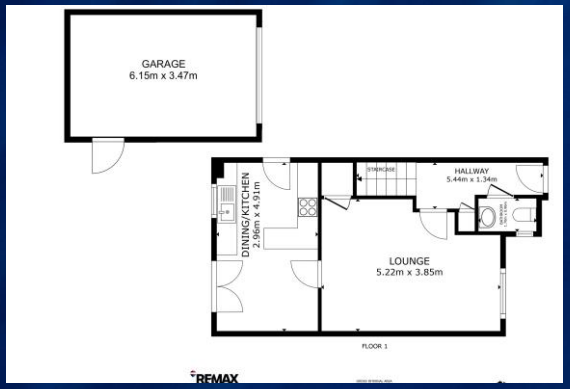
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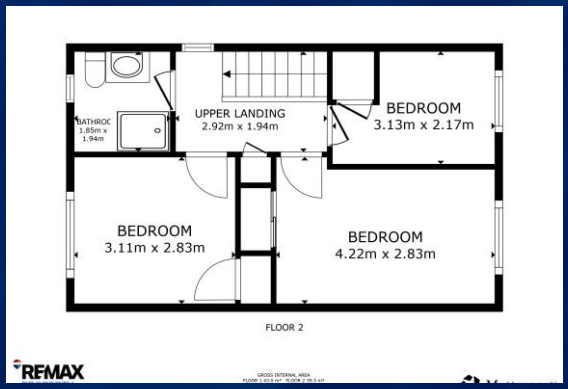










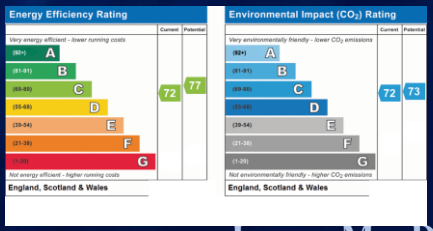


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